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## ZONING REVIEW MEMORANDUM

Date: June 23, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Neil Cronin, Chief Planner for Current Planning

Cc: Jacques and Nicole Goupil, Applicants  
Peter Sachs, Architect  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Associate City Solicitor

RE: Request to exceed FAR and to extend a nonconforming three-story structure and to allow a retaining wall exceeding four feet within a setback

Applicant: Jacques and Nicole Goupil	
Site: 15 Beaumont Avenue	SBL: 24028 0002
Zoning: SR2	Lot Area: 10,685 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 15 Beaumont Avenue consists of a 10,685 square foot lot improved with a single-family dwelling constructed in 1924. The petitioners propose to construct a three-story rear addition. The proposed changes will increase the FAR beyond the maximum allowed and extend a nonconforming third story, requiring a special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Peter Sachs, submitted 5/7/2021
- Existing Conditions Plan, prepared by VTP, surveyors, dated 12/15/2020
- Proposed Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 5/6/2021
- Architectural plans and elevations, prepared by Peter Sachs, architect, dated 5/7/2021
- FAR calculation, submitted 5/7/2021

**ADMINISTRATIVE DETERMINATIONS:**

1. Due to the topography the basement is the first story resulting in a three-story structure where 2.5 is the maximum allowed per section 3.1.3. The petitioners propose a three-story rear addition, further extending the nonconforming third story requiring a special permit per sections 3.1.3 and 7.8.2.C.2.
  
2. The proposed addition adds 1,162 square feet to 3,271 square foot dwelling. The existing FAR is .31, where .37 is the maximum allowed. The proposed addition results in a FAR of .42, exceeding the maximum allowed, requiring a special permit pursuant to Sections 3.1.3 and 3.1.9.
  
1. A retaining wall is proposed along the rear and side lot lines at the rear right corner of the lot. The proposed wall has a maximum height of 4.4 feet within the rear and side setbacks. Per section 5.4.2.B retaining walls in excess of four feet within a setback require a special permit.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	10,685 square feet	No change
Frontage	100 feet	81.77 feet	No change
Setbacks			
• Front	25 feet	25.7 feet	No change
• Side	7.5 feet	13.8 feet	No change
• Side	7.5 feet	16.7 feet	No change
• Rear	15 feet	50.6 feet	32.6 feet
Max Number of Stories	2.5	<b>3.5</b>	<b>No change</b>
Max Height	36 feet	31.3 feet	32.5 feet
FAR	.37	.31	<b>.42</b>
Max Lot Coverage	30%	14.2%	18%
Min. Open Space	50%	62.5%	60.8%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	Request to extend a nonconforming 3-story structure	S.P. per §7.3.3
§5.4.2.B	Request to allow a retaining wall exceeding four feet within the setback	S.P. per §7.3.3//

### **Next Steps**

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

### **The following must be included when filing a Special Permit Application:**

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
  - Site Plans showing existing and proposed conditions (including topography as applicable)
  - Architectural plans showing existing and proposed conditions (including façade materials)
  - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

### **Incomplete applications will delay the intake and review of your project.**

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners?      Y/N