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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: August 2, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: George Yong and Joia Ramchandani, Applicants  
Henry Finch, Architect  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Associate City Solicitor

**RE: Request to further exceed nonconforming FAR and to allow an oversized dormer**

Applicant: George Yong & Joia Ramchandani	
Site: 52 Ashton Avenue	SBL: 64024 0007
Zoning: SR2	Lot Area: 8,768 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 52 Ashton Avenue consists of an 8,768 square foot lot improved with a single-family residence constructed circa 1898 and detached garage sharing a wall with the abutting property constructed in 1921. The petitioners intend to raze the garage and construct a new garage on the subject property.

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

- Zoning Review Application, prepared by Henry Finch, architect, dated 5/14/2021
- Existing Plan of Land, prepared by Spruhan Engineering, surveyor, dated 8/25/2020
- FAR worksheet, prepared by Henry Finch, architect, submitted 5/14/2021
- Architectural Plans and Elevations, prepared by Henry Finch, architect, dated 5/14/2021

**ADMINISTRATIVE DETERMINATIONS:**

1. There is an existing detached garage structure accommodating two cars which straddles the property line shared with 60 Ashton Avenue. The existing garage will be razed and the petitioners intend to construct a one-story oversized single-car garage entirely on their property. The existing nonconforming FAR is .54, where .40 is the maximum allowed per section 3.1.9. The proposed garage further increases the nonconforming FAR to .56, requiring a special permit pursuant to Sections 3.1.3, 3.1.9 and 7.8.2.C.2.
2. The petitioners propose a 9-foot-wide decorative gable dormer at the front of the 16-foot-wide garage. Per section 1.5.4.G.2.b, a dormer may be no wider than 50% of the exterior wall below. A special permit is required for the proposed dormer.
3. The existing garage straddles the lot line, resulting in a 0.0-foot side setback where 5 feet is required per section 3.4.3.A.1. The proposed garage decreases the nonconformity with a 0.5-foot setback, requiring no relief.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	8,768 square feet	<b>No change</b>
Frontage	70 feet	72.4 feet	No change
Setbacks - Principal			
• Front	25 feet	30.4 feet	No change
• Side	7.5 feet	11.7 feet	No change
• Side	7.5 feet	10.1 feet	No change
• Rear	25 feet	35.6 feet	No change
Setbacks - Accessory			
• Front	25 feet	94 feet	No change
• Side	5 feet	±40 feet	±40 feet
• Side	5 feet	<b>0 feet</b>	<b>0.5 feet</b>
• Rear	5 feet	18.4 feet	No change
Height - Accessory	22 feet	NA	12.2 feet
Stories - Accessory	1.5	1	No change
FAR	.40	<b>.54</b>	<b>.56</b>
Max Lot Coverage	30%	NA	24%
Min. Open Space	50%	NA	56.2%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further exceed nonconforming FAR	S.P. per §7.3.3
§1.5.4.G.2.b	To allow an oversized dormer	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