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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 5, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: John Scherry, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request to further extend nonconforming FAR

Applicant: John Scherry	
Site: 58 Greenlawn Avenue	SBL: 64013 0014
Zoning: SR2	Lot Area: 8,130 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 58 Greenlawn Avenue consists of an 8,130 square foot lot improved with a single-family dwelling constructed in 1931. The petitioner proposes to construct a second story sunroom within the existing footprint. The proposed addition further increases the nonconforming FAR, requiring a special permit.

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

- Zoning Review Application, prepared by US Siding and Roofing, submitted 3/31/2022
- Plot Plan, signed and stamped by David J. DeBay, surveyor, dated 10/6/2021
- Plans and elevations, signed and stamped by Charles M. Navratil, architect, dated 12/17/2021
- FAR calculation, signed and stamped by Charles M. Navratil, architect, submitted 3/31/2022

ADMINISTRATIVE DETERMINATIONS:

1. The proposed to construct a 95 square foot second-story sunroom addition over existing first story space. The existing nonconforming FAR is .44 where .41 is the maximum allowed per sections 3.1.3 and 3.1.9. The proposed additions result in a FAR of .45, further increasing the nonconforming FAR, requiring a special permit pursuant to Section 7.8.2.C.2.

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3