



**Ruthanne Fuller**  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: November 21, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Katie Whewell, Chief Planner for Current Planning

Cc: Trevor and Luba Stricker, Applicants  
Peter Sachs, Architect  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

**RE: Request to exceed FAR**

Applicant: Trevor & Luba Stricker	
<b>Site:</b> 28 Putnam Street	<b>SBL:</b> 32007 0018
<b>Zoning:</b> SR3	<b>Lot Area:</b> 11,747 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> Single-family dwelling with accessory apartment

### BACKGROUND:

The property at 28 Putnam Street consists of an 11,747 square foot corner lot improved with a single-family dwelling constructed circa 1890. The petitioners propose to construct a first floor study and accessory apartment addition and additional living space above. The proposed addition will exceed maximum 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 Peter Sachs, architect, dated 11/2/2022
- Existing Conditions Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 1/9/2018
- Proposed Conditions Plan, signed and stamped by Bruce Bradford, surveyor, dated 9/9/2022
- Existing Conditions, prepared by Peter Sachs, architect, dated 7/22/2022
- Zoning Review Set, prepared by Peter Sachs, architect, dated 8/29/2022, revised 11/2/2022
- FAR calculation, prepared by Peter Sachs, architect, submitted 11/2/2022

**ADMINISTRATIVE DETERMINATIONS:**

1. The petitioners propose to construct a first floor study and accessory apartment addition with additional living space above. The proposed addition increases the FAR from .35 to .43 where .36 is the maximum allowed. A special permit per sections 3.1.3 and 3.1.9 is required.
2. The petitioners propose a 537 square foot internal accessory apartment as part of the first story addition. The proposed internal accessory apartment is 11% of the proposed total habitable space of 5,080 square feet, where up to 1,000 square feet or 33% is allowed by right. No relief is required for the proposed accessory apartment.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	11,747 square feet	No change
Frontage	100 feet	113 feet	No change
Setbacks			
• Front (Putnam Street)	25 feet	<b>18.6 feet</b>	<b>No change</b>
• Front (Hunter Street)	25 feet	<b>17.9 feet</b>	<b>No change</b>
• Side	7.5 feet	27.9 feet	7.9 feet
• Rear	15 feet	31 feet	No change
Max Number of Stories	2.5	2.5	No change
Max Height	36 feet	31 feet	30.4 feet
FAR	.36	.35	<b>.43*</b>
Max Lot Coverage	30%	21.8%	26.4%
Min. Open Space	50%	74%	68%

**Bold** indicates a nonconformity

\*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3	To exceed FAR	S.P. per §7.3.3
§3.1.9		