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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: December 9, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Jim Corsi, Applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to increase nonconforming FAR

Applicant: Corsi Realty LLC	
Site: 1004 Centre Street	SBL: 73049 0001
Zoning: SR-2	Lot Area: 13,238 square feet
Current use: Single-family dwelling and detached garage	Proposed use: Single-family dwelling with attached garage

BACKGROUND:

The property at 1004 Centre Street consists of a 13,238 square foot lot improved with a single-family residence and detached garage structure, both constructed in 1920. The site is located at the corner of Centre and Ward Streets with the house fronting on Centre Street. A fire destroyed a portion of the dwelling, and the applicant proposes to remodel and construct a two-story addition to the rear of the house, and a single story attached garage and foyer. The existing single-family dwelling already exceeds the maximum allowed FAR, and the new construction will further increase it, requiring a special permit.

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

- Zoning Review Application, prepared by Jim Corsi, applicant, submitted 11/3/2014
- Existing Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 10/30/2014
- Proposed Conditions Plan, signed and stamped by Joseph R. Porter, surveyor, dated 10/30/2014
- Review Set, prepared by kas l kripper architecture studio, inc, dated 10/28/2014
 - Site Plan- proposed
 - Site Plan - existing

- Existing First Floor Plan
- Existing Second Floor Plan
- Existing Front Elevation -
- Existing Right Side Elevation
- Existing Left Side Elevation
- Existing Rear Elevation
- First Floor Demo Plan
- Second Floor Demo Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Front Elevation
- Proposed Right Side Elevation
- Proposed Left Side Elevation
- Proposed Rear Elevation

ADMINISTRATIVE DETERMINATIONS:

1. The proposed addition increases the structure's nonconforming FAR from .39, to .44, which exceeds the .35 maximum permitted by the Ordinance per Section 30-15, Table A. To construct the additions as proposed, the applicant must obtain a special permit from the Board of Aldermen per Sections 30-15(u)(2) and 30-21(b).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	13,238 square feet	No change
Frontage	80 feet	203 feet	No change
Setbacks for existing structure			
• Front (Centre St)	25 feet	40.2 feet	No change
• Front (Ward St)	25 feet	21.6 feet	No change
• Side	7.5 feet	10.1 feet	No change
• Rear	15 feet	45.1 feet	15.3 feet
FAR	.35	.39	.44
Max. Lot Coverage	30%	21.4%	25.6%
Min. Open Space	50%	71%	66.1%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, §30-15(u), §30-21(b)	Exceed Floor Area Ratio (FAR)	S.P. per §30-24