



Setti D. Warren  
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

James Freas  
Acting Director

---

**PUBLIC HEARING MEMORANDUM**

Public Hearing Date: January 13, 2015  
Land Use Action Date: January 27, 2015  
Board of Aldermen Action Date: March 16, 2015  
90-Day Expiration Date: April 6, 2015

DATE: January 9, 2015

TO: Board of Aldermen

FROM: James Freas, Acting Director of Planning and Development  
Alexandra Ananth, Chief Planner for Current Planning  
Daniel Sexton, Senior Planner 

SUBJECT: **Petition #478-14, JAMES B. CORSI/CORSI REALTY LLC., for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE** in order to remodel and construct a two-story addition to the rear of a single-family dwelling and a single-story attached garage and foyer, which will increase the Floor Area Ratio from .39 to .44, where .35 is the maximum allowed by right, at 1004 CENTRE STREET, Ward 7, Newton Centre, on land known as SBL 73, 49, 1, containing approximately 13,238 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u), 30-15 Table A of the City of Newton Rev Zoning Ord., 2012.

---

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



**1004 Centre Street**

### EXECUTIVE SUMMARY

The property at 1004 Centre Street consists of a 13,238 square foot lot, and is improved with a nonconforming 2½-story single-family dwelling and a one-story garage, in a detached accessory structure, which were constructed in 1920. The structure is considered a nonconforming structure because the existing single-family dwelling already exceeds the maximum allowed floor area ratio (FAR). The petitioner is proposing to remodel a portion of the dwelling that was destroyed by a fire and construct a two-story addition to the rear of the home and a single story attached garage and foyer. In order to construct the additions, the petitioner is seeking a special permit to increase the nonconforming FAR from .39 to .44, where .35 is the maximum allowed by right under the Newton Zoning Ordinance (**Attachment A**).

The proposed additions totaling approximately 734 square feet will increase the already nonconforming FAR, which currently exceeds the allowed FAR by approximately 556 square feet (or 4%), by an additional 5%. The additions will modestly expand the existing house by enlarging the current dining room, kitchen, and create a new rear entry and foyer on the ground floor, create two bathrooms on the second floor, and create a bathroom and additional living space in the half story. The proposed addition will be mostly hidden from view from Centre Street and is partially visible from Ward Street, but is designed to be subordinate to the existing dwelling.

The Newton Historical Commission (NHC) reviewed the project on November 25, 2014, and found the detached garage not preferable preserved and the rear exterior of the house to be preferably preserved for the architectural integrity and historic context of the house. At a subsequent meeting, held on December 18, 2014, the NHC reviewed and approved the plans for the project, but stipulated that the rear addition and the attached garage adhere to certain construction and design parameters (**ATTACHMENT B**).

The Planning Department does not have any concerns with this petition. The *Newton Comprehensive Plan*, adopted in 2007, encourages residential property owners to consider modest additions to older homes in order to preserve the existing historic structure. While the addition and attached garage will be visible from Ward Street, the Planning Department believes the proposed sight-obscuring fencing along the rear and side property lines will minimize the visual impact of the project for abutting properties. Further, the location of the additions will increase the amount of open space on the site, which the Planning Department believes will be a benefit to the surrounding neighborhood and the site. For these reasons, it appears that the proposed addition is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

#### I. SIGNIFICANT ISSUES FOR CONSIDERATION:

When reviewing this request, the Board should consider whether:

- The proposed additions, which will increase the existing nonconforming FAR of .39 to .44, where the maximum allowable FAR is .35, are consistent with and not in

derogation of the size, scale and design of other structures in the neighborhood. ((§30-15(u)(2)), (§30-15 Table A)

- The extensions to the structure, consisting of approximately 734 square feet, are not substantially more detrimental than the existing nonconforming structure is to the neighborhood (§30-21(b))
- The site is an appropriate location for the proposed addition. (§30-24(d)(1))

## II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

### A. Neighborhood and Zoning

The site is located at the corner of Centre Street and Ward Street. The subject property and the surrounding neighborhood consist largely of single-family residential uses, but are proximate to other parcels containing multi-family residential, mixed use, nonprofit organizations, and vacant land uses (**ATTACHMENT C**). The parcel under review and the immediate neighborhood are zoned Single Residence 2, but are proximate to parcels along Sumner Street that are zoned Multi-Residence 1 (**ATTACHMENT D**).

### B. Site

The site consists of approximately 13,238 square feet of land, and is improved with a nonconforming 2½-story single-family dwelling and a one-story garage, in a detached accessory structure, which were constructed in 1920. The site has vehicular access via a concrete driveway at the northeast corner. The remaining portions of the property consist of lawn area. The site is partially screened with a hedge along the northern property line and sight-obscuring brick fence along a portion of the eastern property line. The abutting property to the southwest has substantial landscape plantings and a sight-obscuring fence that limit visibility of the site from this direction.

## III. PROJECT DESCRIPTION AND ANALYSIS

### A. Land Use

The use will remain as a single-family residence.

### B. Building and Site Design

The petitioner is proposing to demolish the existing detached garage, and to construct an approximately 734 square foot addition. The proposed addition will consist of a new one-story attached garage and foyer, and a two story-addition to the rear of the existing structure that will add new bathrooms and living space. The additions will extend out from and infill a recessed area of the dwelling's existing footprint, connecting the structure to the new garage, and will be clad with

clapboard siding to match previous additions that were made to the dwelling. The proposed additions, especially the second floor roof extension, are designed to match to the existing dwelling. In addition, the petitioner is proposing to echo certain architectural details of the historic structure on the proposed additions.

Based on the project plans, the additions will increase the dwelling from approximately 5,189 square feet to 5,923 square feet, and the footprint of the dwelling will increase by approximately 443 square feet. The resulting building lot coverage will increase slightly from 21.4% to 25.6%, and the proposed open space of 66.1% will exceed the minimum required of 50%. As proposed, the additions will increase the already nonconforming FAR, which currently exceeds the allowed FAR by approximately 556 square feet (or 4%), by an additional 5%.

The Planning Department is not particularly concerned with the proposed additions, as they will increase the size of the existing dwelling by approximately 14%. The Planning Department also believes the mass and scale of the additions either, match or are subordinate to the existing dwelling and consistent with similar additions to other dwellings in the immediate neighborhood. Further, the design of the proposed additions appears to be consistent with the existing dwelling and will largely be obscured from view. The *Newton Comprehensive Plan* also encourages property owners to consider modest additions to older homes in order to preserve the existing structure. For these reasons, the Planning Department believes the proposed structure is consistent with the size, scale and design of other structures in the neighborhood.

C. Landscape Screening

The site is partially screened along most of the property lines by hedges and sight-obscuring fencing. While the petitioner has not provided a landscape plan for the project, the petitioner is proposing to install a sight-obscuring fence along the unfenced portions of the rear (northeast) and side (southwest) property lines. A portion of the hedge along Centre Street has been removed to facilitate construction activities, but the petitioner intends to install new plants throughout the front lawn to improve the visual appearance of the dwelling from this direction. Should the visual impacts of the project become an issue, the Planning Department suggests that a landscape plan, specifying the existing and proposed fencing and plantings, be provided prior to working session.

IV. TECHNICAL REVIEW

A. Technical Considerations (Chapter 30, Newton Zoning Ordinance):

The Zoning Review Memorandum provides an analysis of the proposal with regard to zoning (**Attachment A**). Based on the completed Zoning Review Memorandum, the petitioner is seeking the following reliefs:

- §30-15 Table A, §30-15(u), and §30-21(b), to extend a nonconforming structure in regard to the FAR.

B. Engineering Review

As the petitioner is not increasing the impervious surfaces on the lot by more than 400 square feet or 4%, no engineering review is required.

C. Historic Review

The NHC reviewed the project on November 25, 2014, and determined the detached garage not preferable preserved and the rear exterior of the existing house preferable preserved for the architectural integrity and historic context of the house. The NHC reviewed and approved the plans for the project at a subsequent meeting, held on December 18, 2014, but stipulated that the rear addition shall fill the rear “U-shaped” space, the garage roof would be clad with a metal standing seam roof system, the roof balustrades should be repaired or replaced where appropriate, and the windows should be sash (**ATTACHMENT B**).

V. PETITIONER’S RESPONSIBILITIES

The petition is considered complete at this time.

**ATTACHMENTS:**

- ATTACHMENT A:** Zoning Review Memorandum, dated November 18, 2014  
**ATTACHMENT B:** Historic ROA, dated November 25, 2014 and December 18, 2014  
**ATTACHMENT C:** Land Use Map  
**ATTACHMENT D:** Zoning Map



Setti D. Warren  
Mayor

# Attachment A

## 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

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 I 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	<b>21.6 feet</b>	<b>No change</b>
• Side	7.5 feet	10.1 feet	No change
• Rear	15 feet	45.1 feet	15.3 feet
FAR	.35	<b>.39</b>	<b>.44</b>
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



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

Telephone (617) 796-1120
Telefax (617) 796-1086
www.newtonma.gov

Setti D. Warren
Mayor

Candace Havens
Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: 11-3-14 PROJECT #: 14110026
PROJECT ADDRESS: 1004 Centre street

PROJECT INFORMATION

TYPE OF DEMOLITION: [X] PARTIAL \*\* [ ] TOTAL

(\*\* "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

[ ] HOUSE [X] GARAGE [ ] SHED [ ] NON-RESIDENTIAL BUILDING [ ] OTHER

IF OTHER, PLEASE DESCRIBE:

WHAT YEAR WAS THE STRUCTURE BUILT: 1928

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? [ ] YES [ ] NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

Would like to take down existing garage and attach it to the new addition on the house.

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

The property was built in 1928. Recently there was a fire in the house. House in need of remodel to bring it up to code.

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET.
ASSESSOR'S MAP SHOWING PROPERTY LOCATION
BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
BUILDING PRODUCT/MATERIAL INFORMATION
SITE PLAN
PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: James B. Corst (Print name) [Signature] (Signature name) 11-3-14 (Date)

(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.



Setti D. Warren  
Mayor

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

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1086  
www.newtonma.gov

Candace Havens  
Director

GENERAL PERMIT APPLICATION

PROJECT #: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

PROJECT DESCRIPTION: *There was a fire in the house; would like to remodel and also do an addition to the existing house.*

PROPERTY LOCATION INFORMATION

STREET ADDRESS: *1004 Centre street* CITY/ZIP: *Newton 02428*

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): *Map 10: 73/049/0001*

PROPERTY OWNER INFORMATION

NAME: *Corsi Realty LLC* PHONE: *(508) 881-7489* ALT. PHONE: *(508) 272-3865*

MAILING ADDRESS: *10 Rossi Ln. Ashland Mass. 01721* E-MAIL ADDRESS: *JohnCorsi64@gmail.com*

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- 1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- 2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X *Dorothy M. Corsi* \_\_\_\_\_ *11-3-14*  
 (Property Owner Signature) (Date)

X *[Signature]* \_\_\_\_\_ *11-3-14*  
 (Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: *Jim Corsi* PHONE: *(617) 570-7377* ALT. PHONE: *(508) 928-2443*

MAILING ADDRESS: *Edward circle Bellingham Mass. 02019* E-MAIL ADDRESS: *JBC4141@Comcast.net*

X *[Signature]* \_\_\_\_\_ *11-3-14*  
 (Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PERMIT INTAKE INITIALS  
AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



**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

Candace Havens  
 Director

Setti D. Warren  
 Mayor

**RECORD OF ACTION:**

**DATE:** December 9, 2014

**SUBJECT:** 1004 Centre Street

At a scheduled meeting and public hearing on November 25, 2014 the Newton Historical Commission, by vote of 6-1:

**RESOLVED** to find the garage at 1004 Centre Street not preferably preserved.

Voting in the Affirmative:	Voting in the Negative	Abstained
----------------------------	------------------------	-----------

Dave Morton, Chairman  
 Nancy Grissom, Member  
 Jeff Templer, Member

Mark Armstrong, Member

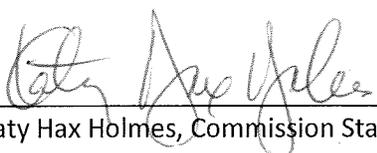
Peter Dimond, Member  
 Laura Fitzmaurice, Member  
 Ellen Klapper, Alternate

At a scheduled meeting and public hearing on November 25, 2014 the Newton Historical Commission, by vote of 7-0:

**RESOLVED** to find the house at 1004 Centre Street preferably preserved for architectural integrity and historic context.

Voting in the Affirmative:	Voting in the Negative	Abstained
----------------------------	------------------------	-----------

Dave Morton, Chairman  
 Nancy Grissom, Member  
 Jeff Templer, Member  
 Mark Armstrong, Member  
 Peter Dimond, Member  
 Laura Fitzmaurice, Member  
 Ellen Klapper, Alternate

  
 \_\_\_\_\_  
 Katy Hax Holmes, Commission Staff





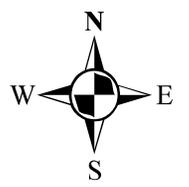
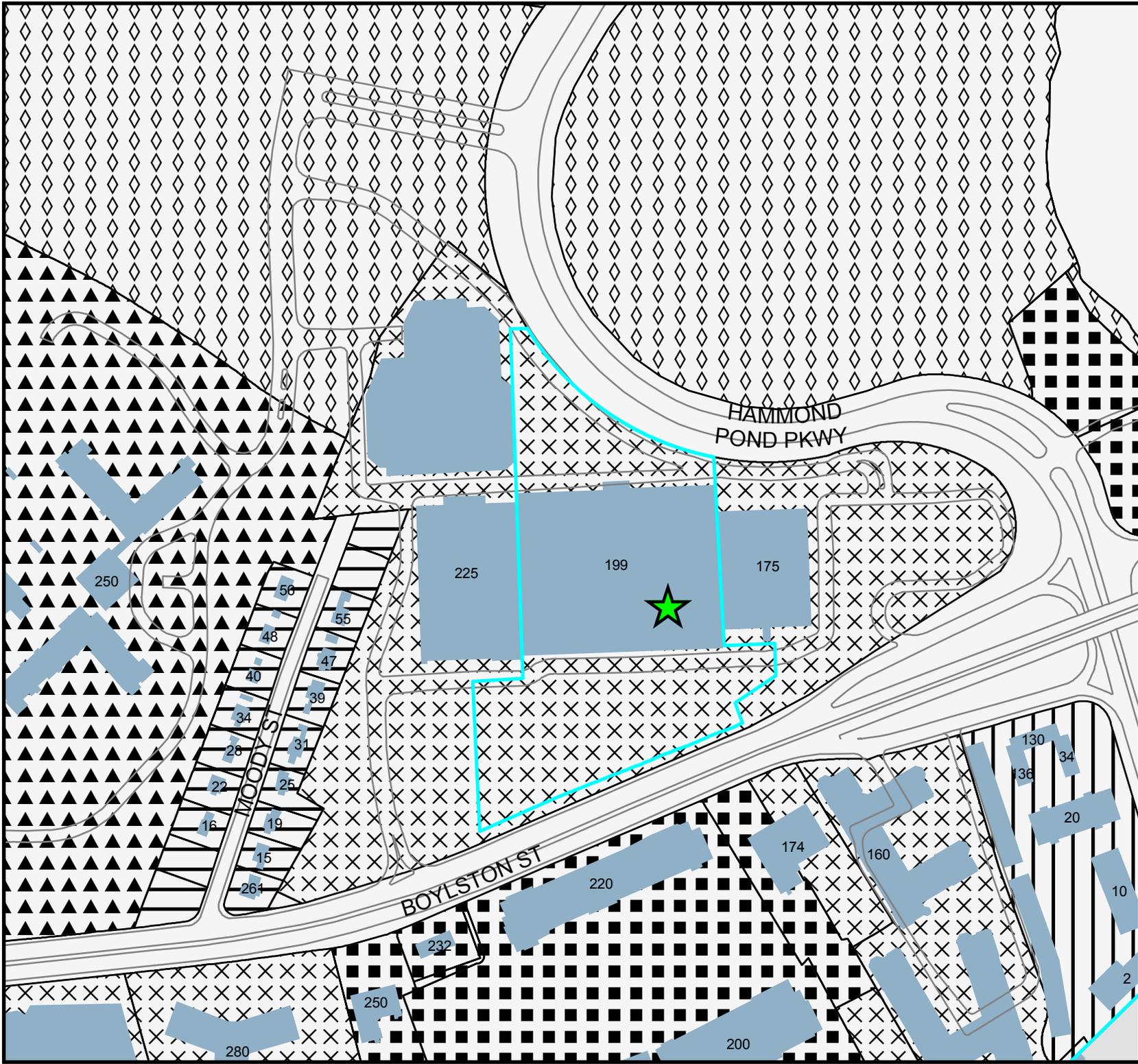
# Zoning Map 199 Boylston Street

*City of Newton,  
Massachusetts*

**ATTACHMENT D**

**Legend**

- Single Residence 3
- Multi-Residence 3
- Multi-Residence 4
- Business 1
- Business 4
- Public Use
- Property Boundaries
- Building Outlines



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
Mayor - Setti D. Warren  
GIS Administrator - Douglas Greenfield

