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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: February 4, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Ron Jarek, Architect
Karl Svartstrom, applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming single-family residential use

Applicant: Karl Svartstrom	
Site: 49 Crafts Street	SBL: 14020 0003
Zoning: BU1	Lot Area: 6,416 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 49 Crafts Street consists of a 6,416 square foot lot improved with a single-family residence constructed in 1880 and a detached garage built in 1920. The property is located at the corner of Crafts Street and Lincoln Road in the Business 1 district, rendering the single-family residential use of the property nonconforming. The applicant proposes to demolish the existing rear porch and construct a two-story addition. The extension of the single-family residential use in the BU1 district requires a special permit.

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

- Zoning Review Application, prepared by Ron Jarek, architect, submitted 12/19/2014
- Existing Site Plan, signed and stamped by Frank Iebba, surveyor, dated 4/28/2014
- Proposed Site Plan, signed and stamped by Frank Iebba, surveyor, dated 4/28/2014, revised 9/1/2014, 10/17/2014
- Newton Historical Commission Demolition Review Decision, dated 10/9/2014
- Architectural Plans, prepared by Ron Jarek, architect, dated 10/30/2014
 - Proposed floor plans

- Proposed elevations
- Existing elevations
- Proposed building section and framing

ADMINISTRATIVE DETERMINATIONS:

1. The single-family residential use of the property is nonconforming in the BU1 district. Pursuant to Section 30-21(b), a special permit is required to alter or extend a nonconforming use.
2. Section 30-15, Table 3 allows two stories by right. The existing structure has 2.5 stories, with the proposed addition having 2.5 stories as well. A special permit pursuant to Section 30-21(b) is required to extend the nonconforming structure.

BU1 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	6,416 square feet	No change
Frontage	80 feet	87.9 feet	No change
Setbacks			
• Front	9.4 feet*	13.4 feet	13.4 feet
• Side	12.5 feet (½ building height)	+/-45 feet	44.3 feet
• Rear	0 feet	+/-28 feet	16.3 feet
Building Height	36	34.55 feet	No change
Max Number of Stories	2	2.5	No change
Max Lot Coverage	---	23%	25.6%
Min. Open Space	---	57%	54.4%

*Averaging front setback provision of §30-15(d)

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-21(b)	To extend a nonconforming single-family residential use in the BU1 district	S.P. per §30-24
§30-15 Table 3 30-21(b)	To extend a nonconforming structure with regard to number of stories	S.P. per §30-24