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James Freas  
Acting Director

## ZONING REVIEW MEMORANDUM

Date: July 2, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: 14 Charlemont Street Realty Trust, Applicant  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: 14 Charlemont Street Realty Trust	
Site: 14 Charlemont Street	SBL: 83033 0018
Zoning: SR-3	Lot Area: 8,251 square feet
Current use: Vacant (formerly single-family dwelling)	Proposed use: Single-family dwelling

### BACKGROUND:

The property at 14 Charlemont Street consists of a 8,251 square foot vacant lot. The lot was previously the site of a single-family residence constructed in 1924, which has since been demolished. The applicant proposes to construct a new two and one-half story single-family modular home on the property, which will exceed the allowable FAR.

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

- Zoning Review Application, prepared by 14 Charlemont Street Realty Trust, submitted 3/3/2015
- FAR Worksheet, submitted 3/3/2015
- Site Plan, signed and stamped by David A. Dwyer Jr., surveyor, dated 7/15/2014
- Architectural Plans, prepared by Westchester Modular Homes, signed and stamped by John A. Wallen, engineer, dated 8/13/2014
  - Elevations
  - First Floor Plan
  - Second Floor Plan
  - Attic Plan
  - Cross Section

**ADMINISTRATIVE DETERMINATIONS:**

1. The maximum allowed for an 8,251 square foot lot in the SR3 district is .45. The proposed structure results in an FAR of .58. A special permit pursuant to Section 30-15(u)(2) is required.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	8,251 square feet	No change
Frontage	70 feet	<b>50 feet</b>	No change
Setbacks			
• Front	25 feet		27.5 feet
• Side	7.5 feet		8.2 feet
• Rear	15 feet		81.8 feet
Building Height	36		34.5 feet
Max Number of Stories	2.5		2.5
FAR	.45		<b>.58</b>
Max Lot Coverage	30%		19.9%
Min. Open Space	50%		80.1%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance	Relief	Action Required
§30-15(u)(2)	To exceed FAR	S.P. per §30-24