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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: June 3, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Timothy Burke, Architect
Ichiro Ishiguro, Applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

RECEIVED
Newton City Clerk
2015 JUN 16 PM 2:32
DAVID A. OLSON, CMC
Newton, MA 02459

Applicant: Ichiro Ishiguro	
Site: 80 Deborah Road	SBL: 82008 0008
Zoning: SR-2	Lot Area: 10,990 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 80 Deborah Road consists of a 10,990 square foot lot improved with a single-family residence constructed in 1953. The structure is a one and one-half story ranch with living space and a two-car garage in the basement level. The applicant proposes to add a second story addition, 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 Timothy Burke, architect, submitted 4/24/2015
- FAR Worksheet, prepared by Timothy Burke, architect, submitted 4/23/2015
- Site Plan, signed and stamped by Michael Paul Antonino, surveyor, undated
- Architectural Plans, prepared by Timothy Burke, architect, dated 1/1/2013
 - Existing Basement Floor Plan
 - Existing First Floor Plan
 - North and South Elevations – Existing
 - East and West Elevations – Existing
 - Existing and Proposed Site Conditions
 - Basement Plan – Proposed
 - First Floor – Proposed

- Second Floor – Proposed
- North and South Elevations – Proposed
- East and West Elevations - Proposed

ADMINISTRATIVE DETERMINATIONS:

1. The applicants' existing FAR is .31, where .37 is the maximum allowed. The proposed addition adds 1418 square feet, for a total of 4,787 square feet. These additions result in an FAR of .44. A special permit pursuant to Section 30-15(u)(2) is required.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	10,990 square feet	No change
Frontage	80 feet	84 feet	No change
Setbacks			
• Front	25 feet	29.3 feet	No change
• Side	7.5 feet	12.5 feet	No change
• Rear	15 feet	35 feet	No change
Building Height	36	22 feet	32.6 feet
Max Number of Stories	2.5	1.5	2.5
FAR	.37	.31	.44
Max Lot Coverage	30%	21%	21%
Min. Open Space	50%	69%	66%

1. See "Zoning Relief Summary" below:

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