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James Freas  
Acting Director

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## PUBLIC HEARING MEMORANDUM

Public Hearing Date: August 11, 2015  
Land Use Action Date: October 13, 2015  
Board of Aldermen Action Date: October 19, 2015  
90-Day Expiration Date: November 2, 2015

DATE: August 7, 2015

TO: Board of Aldermen

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

SUBJECT: **Petition #160-15, ICHIRO ISHIGURO**, petition for SPECIAL PERMIT/SITE PLAN APPROVAL to add a second-story addition on an existing 1½-story single-family dwelling, which will increase the Floor Area Ratio from .31 to .44, where .37 is the maximum allowed by right at **80 Deborah Road**, Ward 8, on land known as SBL 82, 8, 8, containing approximately 10,990 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, and 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

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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.



**80 Deborah Road**

## **EXECUTIVE SUMMARY**

The property at 80 Deborah Road consists of 10,990 square feet of land, improved with a 1½-story single-family dwelling. The petitioner is proposing to construct a second-story addition of approximately 1,400 square feet, which will increase the existing Floor Area Ratio from .31 to .44, where .37 is allowed by right. The property was determined to be not historic under the Demolition Delay Ordinance (**ATTACHMENT A**).

In addition to the proposed second story addition, the petitioner is proposing to convert the exterior of the house from brick to siding, to alter the roof from a hipped style to a gable style, to modify elements of the exterior such as windows, and to widen the driveway and construct stairs that connect to the backyard. The second story will be setback from the front of the first story and will not extend over the garage.

The site is located in a neighborhood consisting of mostly one-story ranch-style structures. The Planning Department is concerned that while the proposed addition is not expanding the footprint of the building, the addition of another story will be inconsistent with the ranch style architecture of the neighborhood, and will create a structure that is larger than many of the other structures in the immediate neighborhood. The Planning Department is also concerned that the expansion of the driveway will create a curb cut of approximately 30 feet, and recommends maintaining the existing curb cut width.

The Planning Department believes that the proposed project alters that existing ranch style architecture but is well designed in terms of breaking up the mass of the second story. The Planning Department also acknowledges that the structure was not found to be historic, an analysis that considers neighborhood context, and that the petitioner could build half of the proposed second story addition by right (approximately 700 square feet). In summary, the Planning Department is concerned about the impact of the proposed addition and that it may not meet the special permit criteria for exceeding the floor area ratio, but believes the addition is well designed.

### **I. SIGNIFICANT ISSUES FOR CONSIDERATION:**

When reviewing this request, the Board should consider whether:

- The proposed addition is not in derogation of the size, scale and design of other properties in the neighborhood. (§30-15(u)(2))
- The specific 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 on Deborah Road between Cynthia Road and Sevlund Road. The land uses in the surrounding neighborhood consist of single-family dwellings

(**ATTACHMENT B**). The zoning district in the surrounding neighborhood is Single-Residence 2 (**ATTACHMENT C**). The neighborhood consists mostly of single-story and split level ranch style homes, though there are some lots in the neighborhood where structures have been demolished and replaced with buildings that are not consistent with the neighborhood's context.

B. Site

The site consists of 10,990 square feet of land, improved with a split-level ranch style single-family dwelling, a two-car garage and a yard in the rear. The site slopes up from the front of the property to the rear. There is landscaping along the rear and the west side of the property.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The petitioner is proposing to maintain the existing single-family use.

B. Building and Site Design

The petitioner is proposing to construct a second-story addition over the footprint of the existing building, which will increase the floor area from 3,420 (.31 FAR) to 4,840 (.44 FAR) square feet and will exceed the maximum floor area (4,066) allowed by 774 square feet. The second story addition will be used for three additional bedrooms, two bathrooms, and a laundry area. The peak ridge line of the structure will increase by approximately ten feet from 22 feet to 32 feet (from basement floor) as a result of the addition.

The petitioner is proposing to make modifications to the exterior façade by replacing the brick exterior with siding, replacing the windows and doors, extending the chimney, and changing the roof over the garage from hipped to gable. The petitioner is also proposing to expand the driveway from 20 feet to 30 feet and to create a set of stairs from the driveway to the rear of the house.

The Planning Department is concerned with the proposed second story addition on a split-level ranch house, as it is not consistent with the majority of the structures in the immediate neighborhood. In addition, the Planning Department is concerned that the resulting floor area is greater than most of the other structures in the neighborhood, which were developed on similarly sized lots with similarly sized structures.

Despite these concerns, the Planning Department acknowledges that the petitioner is not seeking special permit for building height and could construct a second story addition of approximately 700 square feet by right. A reduced by-right addition to the second floor would still alter the ranch style architecture and may result in a less

appealing design than what is proposed. The Planning Department believes that the addition is well designed in terms of breaking up the mass and setting the addition back from the first floor at the front of the house.

*Rendering of Proposed Front Elevation*



*Existing House*



The Planning Department is also concerned with the expansion of the driveway, which will be increased from 20 feet to approximately 30 feet. Since the petitioner already has a two-car garage on the property with space to park in front of the garage, it seems unnecessary to expand the parking area. If the desire is to allow an area for snow storage, the Planning Department suggests widening the driveway slightly with a pervious surface, but not expanding the curb cut. The Planning Department does not have any concerns with creating a stairway from the driveway to access the rear yard.

C. Landscape Screening

The Planning Department does not believe additional screening is necessary, as there are trees, shrubs, and/or fencing along the side and rear property lines.

IV. TECHNICAL REVIEW

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

The Zoning Review Memorandum (**ATTACHMENT D**) provides an analysis of the proposal with regard to zoning. The petitioner is seeking the following reliefs:

- §30-15(u)(2), to exceed the maximum allowable Floor Area Ratio.

B. Engineering Review

No engineering review is required at this time as the petitioner is not increasing the amount of impervious surface on the site by more than 400 square feet or 4%.

V. PETITIONER'S RESPONSIBILITIES

The petitioner should be address the concerns identified in this memorandum.

**ATTACHMENTS:**

- Attachment A:** Newton Historical Commission Demolition Review Decision  
**Attachment B:** Land Use Map  
**Attachment C:** Zoning Map  
**Attachment D:** Zoning Review Memorandum  
**Attachment E:** Renderings



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Mayor

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ATTACHMENT A

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Candace Havens  
Director

Newton Historical Commission Demolition Review Decision

Date: 9/13/13 Zoning & Dev. Review Project# 13090015

Address of structure: 80 Deborah Road

Type of building : Residence

If partial demolition, feature to be demolished is \_\_\_\_\_

The building or structure:

- is \_\_\_\_\_ is not  in a National Register or local historic district not visible from a public way.
- is \_\_\_\_\_ is not  on the National Register or eligible for listing.
- is \_\_\_\_\_ is not  importantly associated with historic person(s), events, or architectural or social history
- is \_\_\_\_\_ is not  historically or architecturally important for period, style, architect, builder, or context.
- is \_\_\_\_\_ is not  located within 150 feet of a historic district and contextually similar.

is  **NOT HISTORIC** as defined by the Newton Demolition Delay Ordinance.  
*Demolition is not delayed and no further review is required.*

is \_\_\_\_\_ **HISTORIC** as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

\_\_\_\_\_ **APPROVES** the proposed project based upon materials submitted see below for conditions (if any).  
*Demolition is not delayed, further staff review may be required.*

\_\_\_\_\_ **DOES NOT APPROVE** and the project requires  
Newton Historical Commission review (See below).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Newton Historical Commission finds the building or structure:

is \_\_\_\_\_ **NOT PREFERABLY PRESERVED**  
*Demolition is not delayed and no further review is required.*

is \_\_\_\_\_ **PREFERABLY PRESERVED - (SEE BELOW).**

Delay of Demolition:

\_\_\_\_\_ is in effect until \_\_\_\_\_

\_\_\_\_\_ has been waived - see attached for conditions

Determination made by: Brian Lever

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.

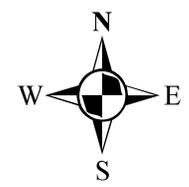
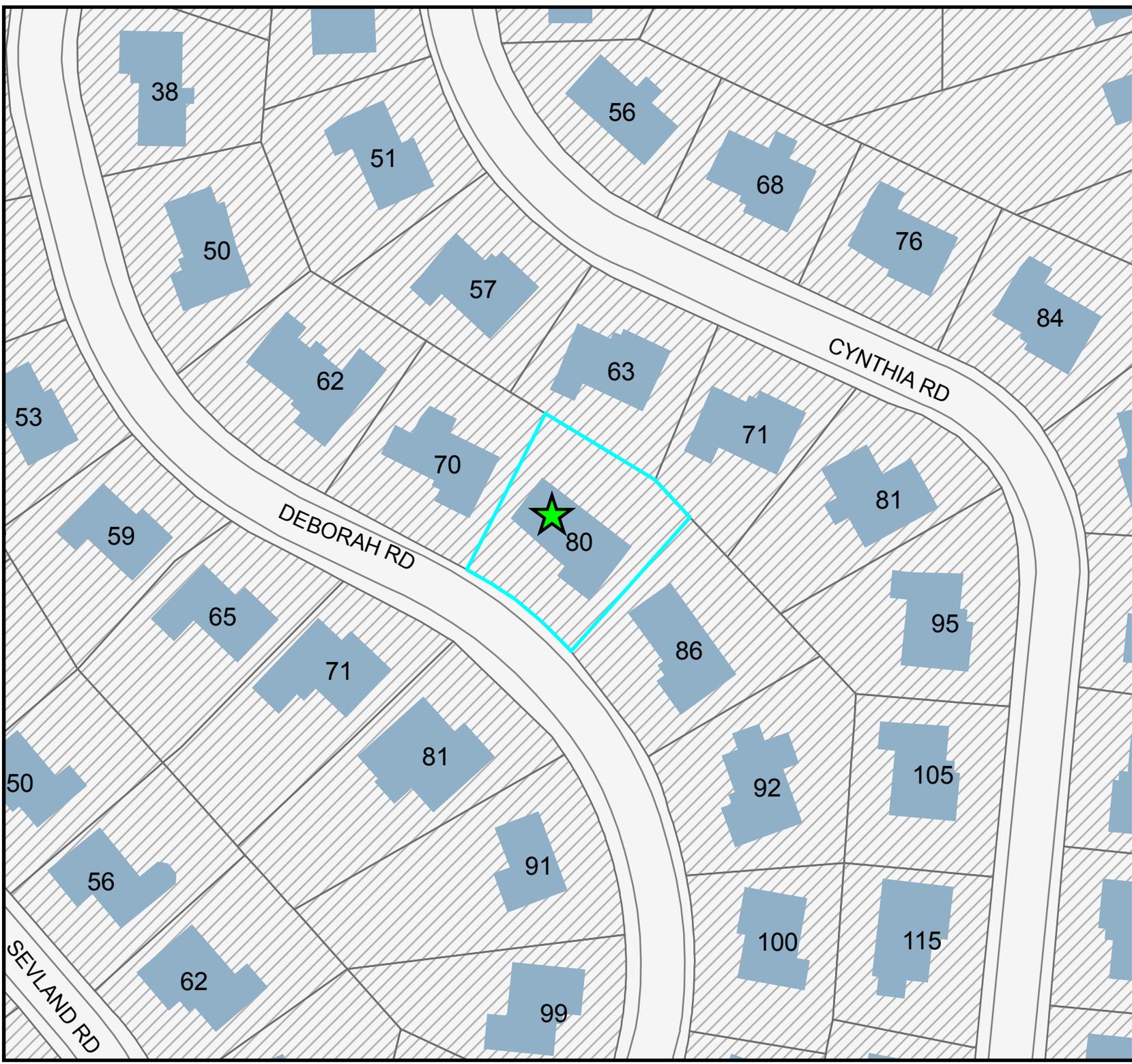
# Land Use Map 80 Deborah Rd

*City of Newton,  
Massachusetts*

### Legend

 Single Family Residential

**ATTACHMENT B**



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  
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GIS Administrator - Douglas Greenfield



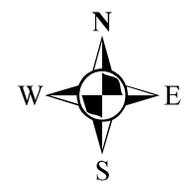
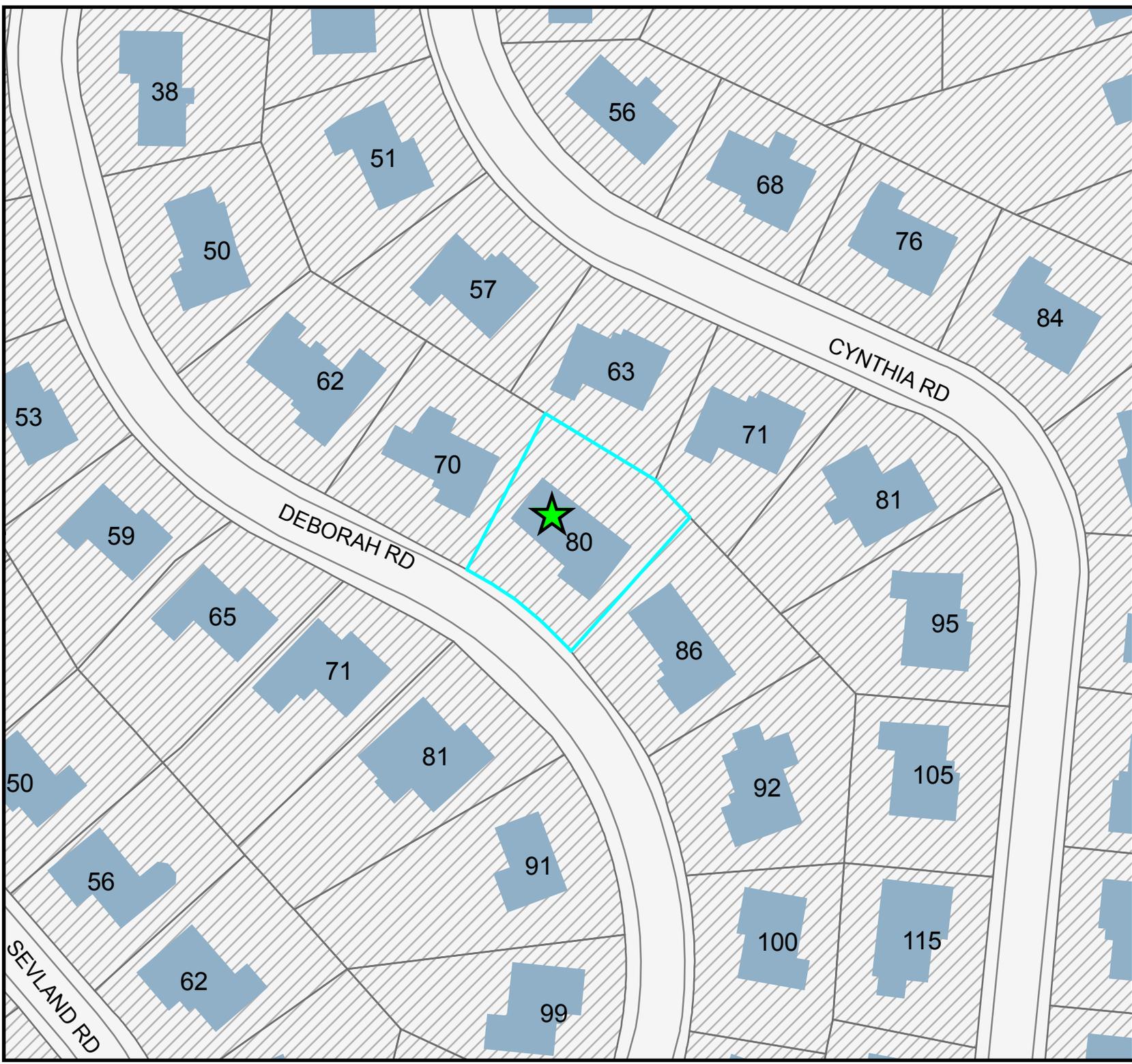
Map Date: July 16, 2015

# Zoning Map 80 Deborah Rd

*City of Newton,  
Massachusetts*

**Legend**  
Single Residence 2

**ATTACHMENT C**



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Map Date: July 16, 2015



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**ATTACHMENT D**

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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**

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 <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 7.5 feet 15 feet	29.3 feet 12.5 feet 35 feet	No change No change No change
Building Height	36	22 feet	32.6 feet
Max Number of Stories	2.5	1.5	2.5
FAR	.37	.31	<b>.44</b>
Max Lot Coverage	30%	21%	21%
Min. Open Space	50%	69%	66%

1. See “Zoning Relief Summary” below:

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

ATTACHMENT E - RENDERINGS

