

From: [Samuel Kornstein](#)
To: [City Council](#)
Subject: 120 Norwood Special Permit Zoning Relief
Date: Friday, September 9, 2022 4:19:02 PM

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Newton City Council --

I'm writing to express my opposition to the Special Permit Zoning relief application for 120 Norwood Ave, which is on the agenda to be considered in the Land Use Committee meeting on September 20th.

I live at 117 Norwood Ave, and am a direct abutter across the street from the lot. I have several concerns with the plans that have been shared:

- The lot is currently zoned for two single family units, and the builder is requesting special permit zoning relief to build four single family units in two structures. While I support development and creating more housing, our neighborhood is already quite dense. Doubling the number of units requires further special permit zoning relief to put the driveways/parking closer to the neighboring properties than is allowed by right, which my family and our neighbors oppose.
- Traffic is a major issue on Norwood Ave, especially around Cabot drop off and pick-up times. It's not uncommon for it to take me 5-10 minutes to pull out of our driveway in the morning. This creates both a safety issue for pedestrians, especially children, and a neighborhood quality of life issue. Adding four single family properties with potentially 8 cars to a single driveway on the most congested part of Norwood Ave would make this problem much worse.
- The lot is currently zoned for 2.5 stories and the builder is requesting special permit zoning relief to have a full third story in all four units. I'm unaware of any other building in our neighborhood with a full third story. This will block light from abutting properties and will stand out as two of the tallest structures in the neighborhood. The third story was obviously added to improve the economics of the project, and given this would be unusual for the neighborhood, I do not believe it should be granted.

Thanks for your consideration.

Sam Kornstein