

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF NEWTON Massachusetts

DATE: November 17, 2023

TO: City Council

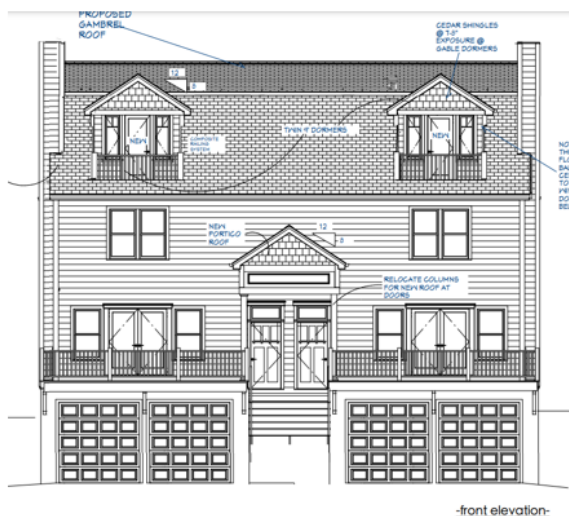
FROM: Katie Whewell, Chief Planner for Current Planning

SUBJECT: Consistency Request
Special Permit #312-22, 73-75 Ripley Street

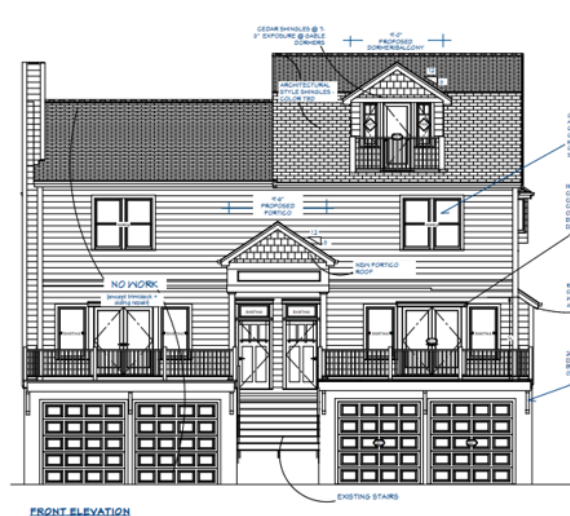
The petitioner obtained Special Permit #312-22 on June 21, 2022 to increase the nonconforming floor area ratio ("FAR") by reconstructing the roof to a gambrel-style roof and constructing dormers to the front and rear elevations. The use is a two-family condominium and at the time of the special permit, it was contemplated that both neighbors would be making symmetrical additions. The petitioner (#73) is now seeking a consistency ruling to allow #73 to construct the additions, which results in an asymmetrical modification in the elevations. The approved project and proposed changes are entirely within the footprint of the existing dwelling.

In their request, the owners state they "have undergone many months of bidding following the final design and engineering. The initial goal was to begin construction this past spring, but due to schedules, the complexity of the site and the logistics of the frame have yielded an estimated cost that is potentially greater than both owners are willing to commit to and there is a possibility the owners of #75 may not be willing to move forward."

Approved Front Elevation



Proposed Front Elevation



Approved Rear Elevation



rear elevation-

Proposed Rear Elevation



REAR ELEVATION