



Ruthanne Fuller
Mayor

CITY OF NEWTON, MASSACHUSETTS

City Hall
1000 Commonwealth Avenue, Newton, MA 02459-1449
Telephone: (617) 796-1065 TDD/TTY: (617) 796-1089 Fax: (617) 796-1086
www.ci.newton.ma.us

ZONING BOARD OF APPEALS

To: Zoning Board of Appeals Members
From: Adrianna Henriquez, Clerk
Date: 3/19/19
Subject: Materials for **March 27, 2019** Public Hearing

Hello,

Please see the following supplemental materials for the upcoming hearing on **March 27, 2019** Public Meeting & Hearing. The following members are scheduled to sit: **Brooke Lipsitt (Chair), Stuart Snyder, Barbara Huggins Carboni, Michael Rossi and Lei Reilley.**

1. Supplemental Material for Appeal Petition for 24 Moreland Avenue (#02-19)

Thank you,

Adrianna Henriquez

ahenriquez@newtonma.gov | (617) 796 1133

RECEIVED
City of Newton
Zoning Board of Appeals

MAR 19 2018

City of Newton Zoning Board of Appeals
Administrative Appeal

Board Clerk

24 Moreland Ave., Newton Center
Deborah Bing and Jonathan Hurwitz, Petitioners

RECEIVED
NEWTON CITY CLERK
2018 MAR 19 PM 2:52
DANA A. OLSON, CLERK
NEWTON, MA 02459

Supplemental Exhibit

Emails and annotated sketch of November 1, 2018, between
Commissioner John Lojek and architect Richard Levey,
confirming that porch is
less than 60% enclosed by impermeable walls.

From: John Lojek <jlojek@newtonma.gov>

Date: Thu, Nov 1, 2018 at 4:50 PM

Subject: RE: 24 Moreland front porch

To: Richard Levey <rblarchitect@gmail.com>

Cc: Anthony Ciccariello <aciccariello@newtonma.gov>, Jane Santosuosso <jsantosuosso@newtonma.gov>

Richard,

Upon review this does not meet the definition of a porch for the purposes of FAR. While it appears that you have defeated the 60% rule, the next sentence in Section 8.3 says "A porch may share no more than two exterior walls with the residential structure." Therefore this does not meet the code requirement. Sorry.

John

From: Richard Levey <rblarchitect@gmail.com>

Sent: Thursday, November 1, 2018 1:54 PM

To: John Lojek <jlojek@newtonma.gov>

Subject: 24 Moreland front porch

Hi John,

Thanks for taking the time to look at this quick sketch. I could also extend the deck out a bit more but if this would fly as is, I wouldn't need to amend the survey.

Best,

Rich

Richard Levey

RBL Architects

10 Jacobs Terr., Newton MA 02459

781-527-5300

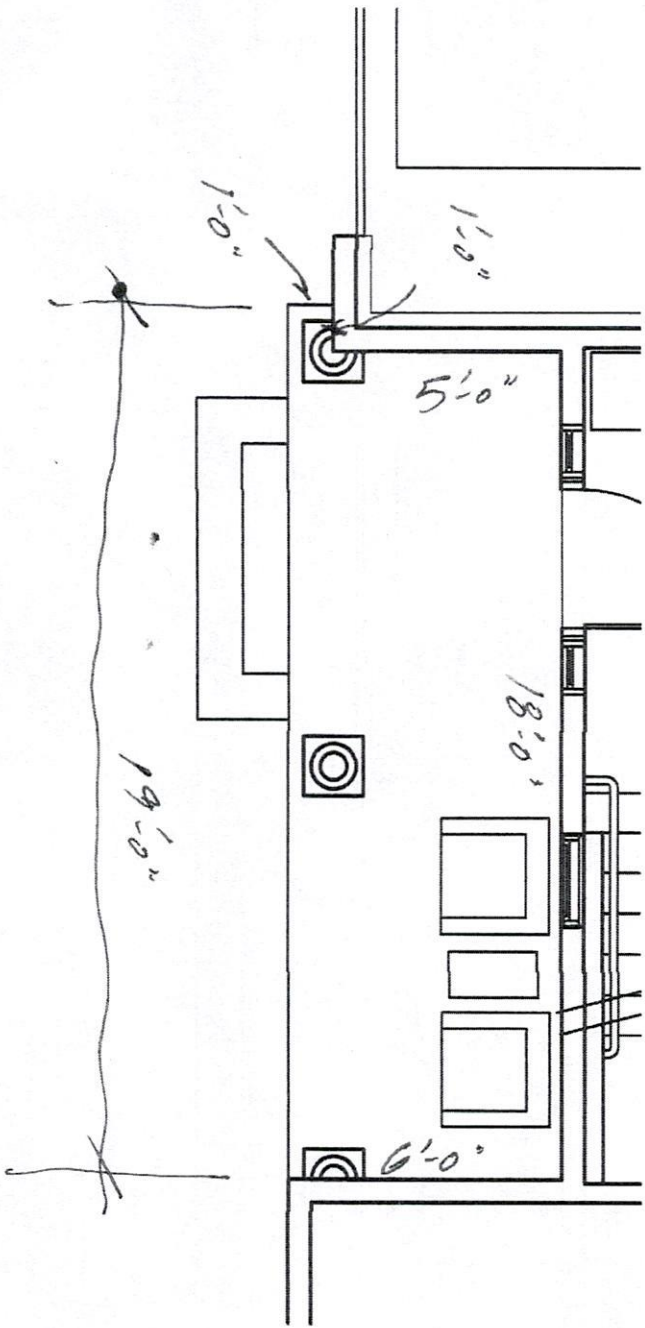
www.rblarchitects.com

rblarchitect@gmail.com

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

To sign up to receive Mayor Ruthanne Fuller's Email Updates, [Click HERE](#)

To sign up for the Newton City Council newsletter, [Click HERE](#)



TOTAL ENCLOSED PERIMETER - 29 LINEAR FEET. (6+18+5)

TOTAL PERIMETER LENGTH - 50 LINEAR FEET.

50 x 60% = 15 30 LINEAR FEET.

THESE ARE WE ARE CURRENTLY BELOW 60% ENCLOSED.