



KURTZ DESIGN STUDIO, LLC

Architecture | Planning | Interior Design

June 8, 2020

Newton Zoning Board of Appeals
1000 Commonwealth Avenue
Newton, MA 02459

re: Request for Detached Garage (More than 1 garage on property)

Dear Board:

My name is Jason Kurtz, Registered Architect in the Commonwealth of Massachusetts, #20404, Expiration Date 8/31/2020. The following report is regarding the request for permission to build a second garage on the property at 103 Cabot Street, Newton, MA.

Proposed detached 2 car garage. Existing garage is an under-built garage below the first floor of the home and is not suited for use by over 95% of vehicles produced currently. The doors to the garage are 7'-6" wide and 6'-0" high. Once inside, the existing garage is a total of 16'-1" wide and has a steel column situated in the middle of the overall bay. The width between the column and the side wall is 7'-6" which is less width in dimension than a currently required parking space of 8'-0". The overall ceiling height is 6'-10" which places the overhead garage door opener lower than that height. At the steel column is a beam that spans the width of the garage and is at a head height of 6'-1".

In short, this 'garage space' as it exists is not situated to allow modern vehicles to be stored within as a functional garage space. With the evidence above, we're demonstrating the hardship of why we need to build a larger, safer garage for vehicle storage.

Regards,



Jason Kurtz, RA, NCARB
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