

ZAP Hearing, July 9, 2020

Dan Powdermaker

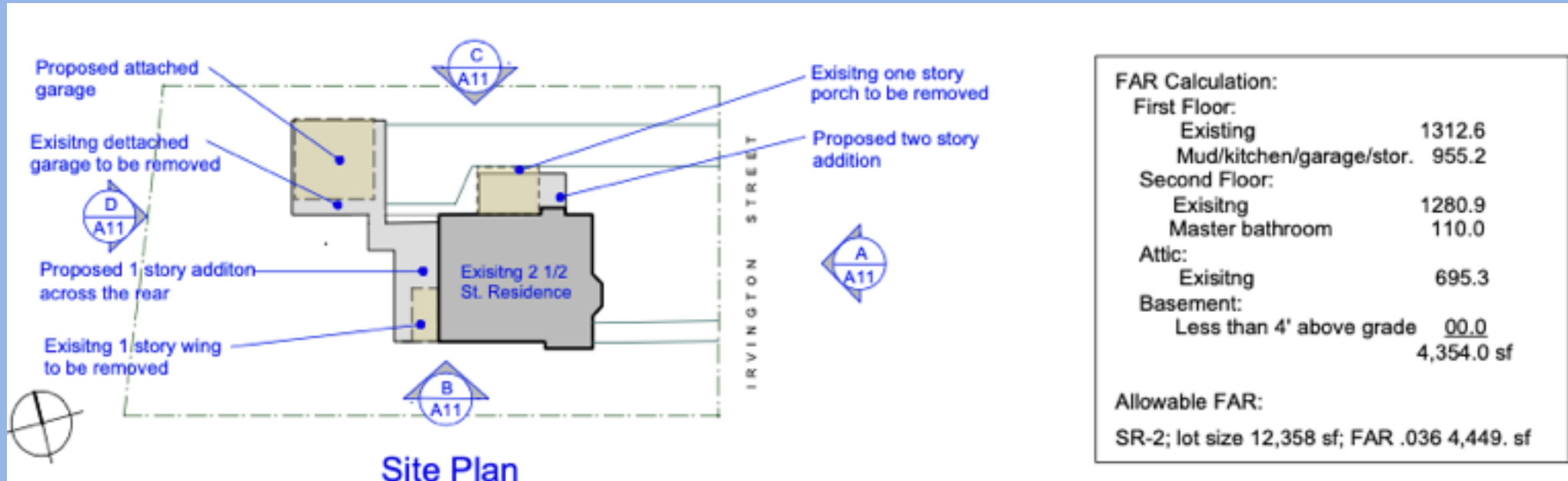
#88-20

- **Moved to Newton in 1967 for the schools**
- **Brother has a small residential construction company**
- **Restored, rehabbed, and expanded a number of properties over the last 20 years**
 - **new systems**
 - **modern amenities: closets, bathrooms, family rooms, big kitchens, garage parking**
- **Single, two and three family, conversions of singles to two families**
- **No tear-downs**
- **No special permits**

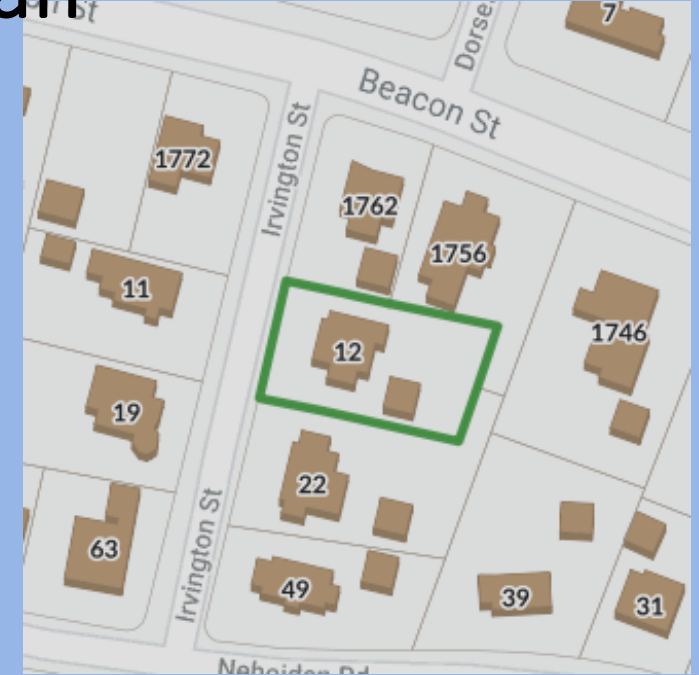
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12 Irvington Street, Waban



12 Irvington Street, Waban



2016 Project, current zoning

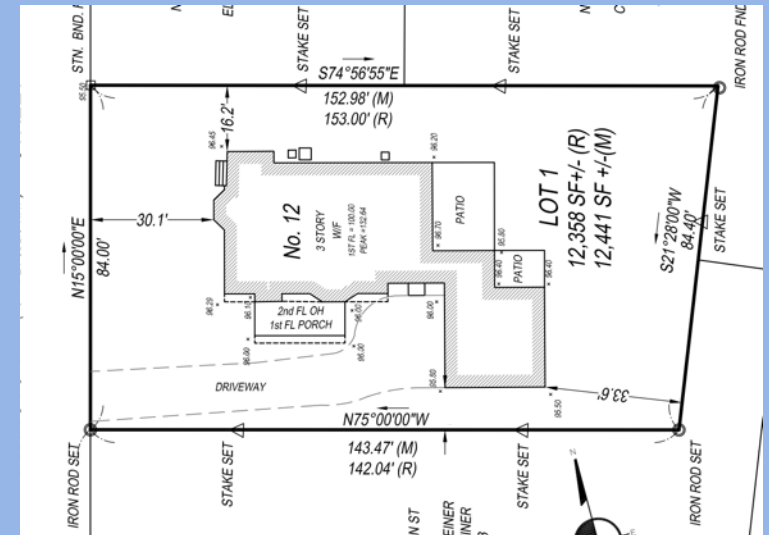
- Lot Coverage from 16.8 to 20.8%
- Open Space from 73.9 to 69%
- Increasing FAR enabled a modern floor plan & connected garage and maintained open space generally consistent with neighboring properties

New Zoning, R1, House A

- Lot Coverage calculated at 31%, 25% allowed (*patio not included in calc.*)
- Non-conforming existing setbacks – 8.4'
- Redesign options would increase lot coverage, decrease usable open space, decrease value.

Thoughts

- Building Component approach not a burden
- Change in Lot Coverage creates a burden
 - Patios vs. Decks vs. Lawn
 - People have more cars today
- Setback change creates burden
 - Many existing properties do not comply as is



63 Bowdoin Street, Newton Highlands

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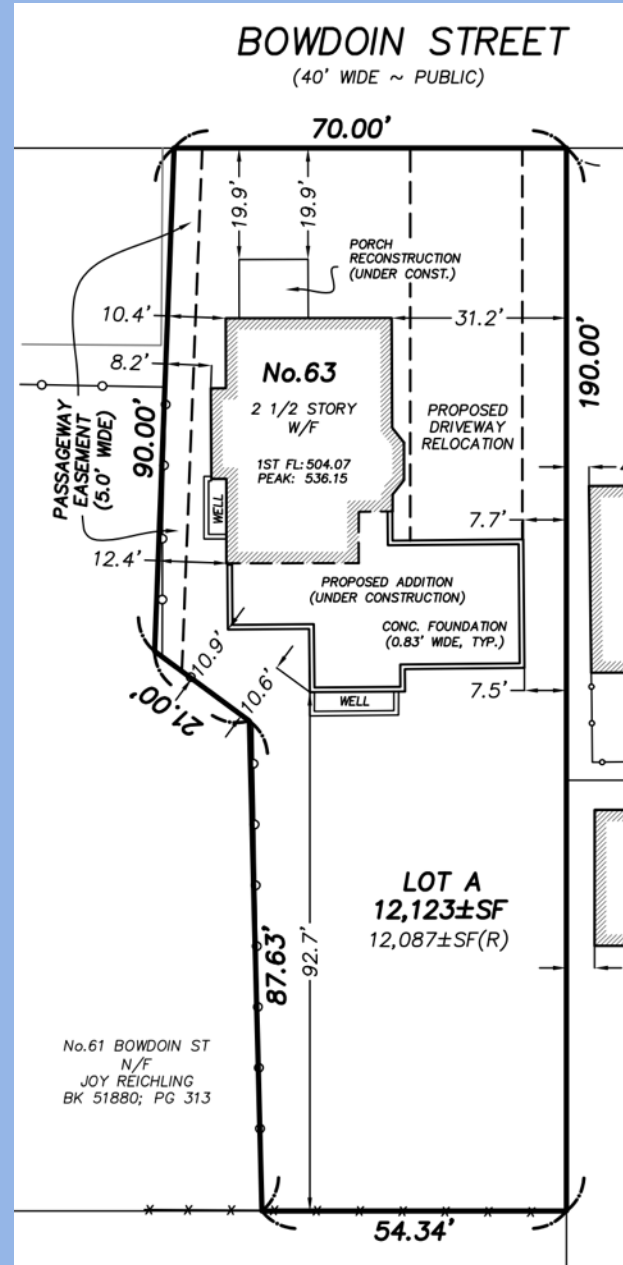
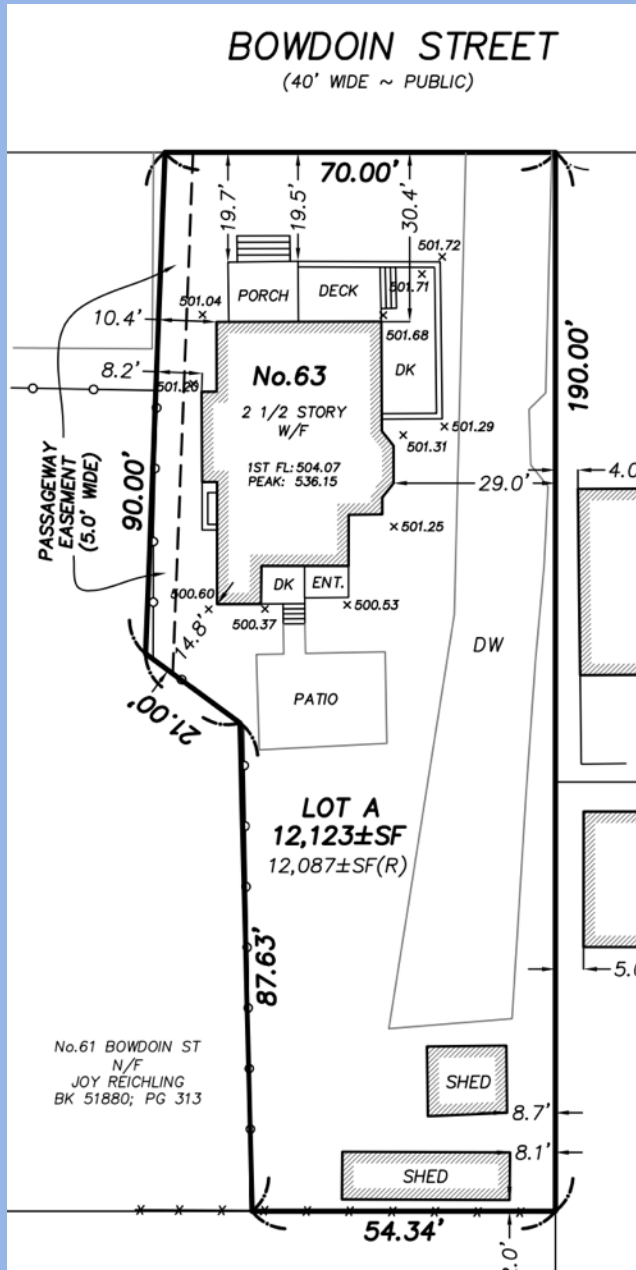
Thoughts:

- Component approach not a burden
- Change to Lot Coverage is a burden
 - Patios vs. Decks vs. Lawn
- Setback change creates burden
 - Many existing properties do not comply as is
- We could not have paid what we did to purchase this house under the new zoning
 - Impact on family that inherited the house?
- What do buyers want in an expensive house?
- Incentives to tear-down increased



63 Bowdoin Street, Newton Highlands

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2018 Project, current zoning

- Lot Coverage from 16.3 to 20.2%
- Open Space from 58.5 to 68.2%

New Zoning, R2, House B

- Lot Coverage at 31.8%, 30% allowed, *(Patio not designed at outset, not included in calculations)*
- Setback restriction & viable garage
- We built 21' wide (external)
- Redesign options detrimental to value, to useable open space, would increase lot coverage, decrease usable open space.

ZONING:	SR2 (OLD)		
DATUM:	ASSUMED		
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	30.0%	16.3%	20.2%
OPEN SPACE:	50.0%	58.5%	68.2%
IMPERVIOUS		4,534±SF	3,859±SF
		37.4%	31.8%
AVE. GRADE		501.0	500.8