

105 Atwood Ave.
Newton, MA 02460
May 14, 2013

To the Land Use Committee of the Newton Board of Aldermen:

I am writing about my concerns regarding the special permit for a 510 sq. ft. addition at 99-101 Atwood. I live at 105 Atwood; an abutting neighbor to the right side of 99-101 Atwood. I think that the proposed addition, which would increase the Floor Area Ratio of the house from .56 to .65 is excessive, and would be detrimental to the neighborhood by adding significant density to the site, both in length and height. The addition would be situated along the right side setback, which is already meeting only the most minimal standard, at 7.5 feet. The significant increase in the length of 99-101 expanding toward the rear of that property would result in my property having a more urban, closed-in quality. Much of the view from the patio behind my property would be obstructed by the side of 99-101. The proposed addition also includes 2 roof decks and a screened porch facing my property, which, due to their elevation and proximity are likely to result in more potential noise and loss of privacy than if they were closer to the ground. Roof decks are also uncommon structures in Newton. They are more often associated with urban areas where residents do not have access to land. The proposed addition, though considered an extension of the first floor, includes a pitched roof, which would also add to the overall the mass of the building.

I would like to point out that the house at 95-97 Atwood, which abuts the left side of 99-101 Atwood has an addition, but that the building permit for it was issued in 1990. This was long before Newton instituted FAR regulations. It would be unfair for the large size of the proposed addition at 99-101 Atwood to be considered inconsequential because the house next to it already has an addition, since that one was built by right. As an abutting homeowner, I believe the proposed addition for 99-101 needs to be scaled back in size, should be inset from the side setback, and should not include roof decks. I urge the Land Use Committee of the Board of Aldermen to request a revised proposal from the owners of 99-101 which would mitigate these issues. Thank you for your time and consideration.

Sincerely,

Sarah Quigley