

126-128 Westland Ave, West Newton

3 June 2014

Existing Conditions and Description of Phase 1 Renovations completed in 2013

Large photos below show existing conditions as of spring 2014.

Small photos show house at purchase in summer 2012.

Configuration of 2-family residence:

- 126 Westland is DU-1, first floor apartment, entrance at right.
- 128 Westland is DU-2, second floor apartment, attic dormers, entrance at center.



North/Front Elevation  
Masonry restoration.  
Rebuild existing dormer.  
Relocate DU1 entry to side.



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David Johnson, CMC  
Newburyport, MA 02459



West/Right Side Elevation  
New windows at left,  
shorten upper porch, new  
egress stair from DU-2

Proposed: Demo porches,  
egress stair, and shed  
shown at right, below.





East/Left Side Elevation  
Masonry restoration.



South/Rear Elevation  
Dormer added, enlarged windows, installed sliding doors, egress porch at DU-1 with open deck at DU-2



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Newton City Clerk  
2014 JUN -6 AM 10: 04  
David A. Olson, CMC  
Newton, MA 02459



Setti D. Warren  
Mayor

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Candace Havens  
Director

Deborah Pierce  
1075 Washington Street  
Newton, MA, 02465

October 9, 2012

Dear Ms. Pierce,

I am writing regarding the letter, dated October 2<sup>nd</sup>, that you submitted concerning your proposed addition at 126-128 Westland Road in Newton, Massachusetts. You requested a determination of whether your proposed attic space will count as part of the FAR for the property.

Based on the information you provided, the attic level of the existing two family structure has a total of 314 square feet greater than five feet in height, with only 24% of that area greater than seven feet in height. Your proposed dormer additions would increase the area of the attic level to 409 square feet, with a total of 40% of that area greater than seven feet in height. The definition of gross floor area for residential structures, per Section 30-1, excludes floor area above the second story which does not have a ceiling height of seven feet over at least 50% of its required floor area. After conferring with the Commissioner of Inspectional Services, we are in agreement that your proposed attic addition would not qualify as gross floor area for the purposes of calculating FAR.

I hope this information is helpful. If you have any further questions, please do not hesitate to contact me again.

Sincerely,

Seth Zeren  
Chief Zoning Code Official  
City of Newton, MA

Cc: John Lojek, Commissioner of Inspectional Services  
Eve Tapper, Chief Planner for Current Planning