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BY HAND

Alderman Ted Hess-Mahan
Chairman, Land Use Committee
Newton Board of Aldermen
1000 Commonwealth Avenue
Newton, MA 02459-1449

September 20, 2013

David A. Olson, CMC
Newton, MA 02459

2013 SEP 20 PM 3:16

RECEIVED
Newton City Clerk

Re: Petition of Beecher Terrace Homes LLC/22 and 26 Beecher Terrace

Dear Chairman Hess-Mahan,

At the public hearing on June 11, 2013, members of the Land Use Committee raised several concerns regarding the proposed development at 22 and 26 Beecher Terrace. Those concerns related primarily to the project's density and design. I wanted to take this opportunity to respond.

Following the public hearing, we took a close look at the properties abutting the site. By examining the Assessor's database, we were able to obtain the square footage of the buildings on the abutting properties, which we then divided by the lot size, giving us a rough estimate of FAR. It would appear that all of the abutting properties (excluding the 423-unit condominium development at the Towers of Chestnut Hill to the rear which appears to have an FAR of .96) have an FAR between .34 and .85, whereas the proposed FAR for 22-26 Beecher Terrace is .33. As you know, an FAR of .33 would meet the as-of-right requirements for an MR-1 zoning district of .38. I have enclosed an area plan showing our estimates of the FAR of the abutting properties. Thus, in terms of FAR, the proposed project appears to be comparable.

Alderman Laredo, Crossley and Albright expressed concern at the public hearing about the number of units, a related, but distinct, issue from FAR. As a result of those concerns, my client has agreed to eliminate one of the proposed units for a total of four units. When my client originally submitted its special permit application on May 14, 2013, the combined size of the five units was 12,875 square feet. The elimination of the fifth unit and other subsequent revisions have resulted in a total reduction of 2,108 square feet, or over 16% from what was originally proposed. The elimination of the fifth unit has also increased the open space to 62.9% and decreased lot coverage to 22.1%.

Alderman Ted Hess-Mahan
September 20, 2013

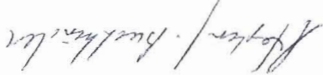
Page 2

In terms of design, the immediate neighborhood reflects a variety of different architectural styles. There does not appear to be any uniformity of design. I have enclosed a letter from our architect, Harout Kelian, which provides an architectural description of the proposed project within the context of the immediate neighborhood with associated photographs for your review.

Finally, I would note that the proposed project has strong approval from the neighbors. My client has obtained the signatures of 13 residents on Beecher Terrace and the immediate area supporting the design of the proposed project as revised.

I am hopeful that this letter addresses the concerns which were raised at the public hearing on June 11, 2013, and I look forward to the further consideration of this matter at the next working session.

Very truly yours,



Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Hand, w/enclosures)
Alderman Mitchell L. Fischman
Alderman Susan S. Albricht
Alderman John W. Harney
Alderman Deborah Crossley
Alderman Gregory R. Schwartz
Alderman Marc C. Laredo
Ms. Linda Finucane
Ms. Alexandra Ananth
Ouida C. M. Young, Esquire
(By First Class Mail, w/enclosures)
Mr. Ara Barsounian

FAR ESTIMATES OF ABUTTING PROPERTIES



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David A. Olson, CMC
Newton, MA 02459

HAROUT KELIAN, ARCHITECT LEED



LETTER

Date: September 19, 2013

To: Project File

Project: 22-26 Beecher Terrace

Project Address: 22-26 Beecher Terrace, Newton, Massachusetts

Subject: Architectural Style Narrative

The buildings along Beecher Place and Beecher Terrace constitute the neighborhood context for the 22-26 Beecher Terrace development.

Most buildings in the neighborhood have an eclectic mixture of styles, as they fall under the following representative residential styles: Cape Cod Colonial, Gable Front & Wing Family (National Folk Style), Wood Gothic Revival and New England Colonial.

The development at 22-26 Beecher Terrace features the New Shingle Style that is prevalent in New England states. This type of building offers flexibility in the composition of the massing, and integration with the site. Several architectural components of this style lend to its picturesque and rustic effect, among which are wrap-around porches, trellises, a wide range of available shingle patterns, natural stone accents, partial gable roofs with prominent vented eaves, and re-entrant attic window details.

The New Shingle Style blends with and complements the neighborhood's other regional and national styles.

The following is a listing of building styles in the Neighborhood:

Cape Cod Colonial:
11 Beecher Terrace, 15 Beecher Place

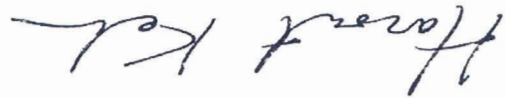
Gable Front & Wing Family (National Folk Style):
19 Beecher Terrace

Wood Gothic Revival:
44-46 Beecher Place

New England Colonial:
56 Beecher Place

Unidentifiable Styles:
14-16 Beecher Terrace, 34-36 Beecher Terrace, 64-66 Beecher Place, 65-67 Beecher Place,
73-75-77-79-81-83 Beecher Place

Sincerely,



Harout Kelian, Architect LEED

154 Beech St #3, Belmont, MA 02478 • tel: 617-932-9270 • fax: 617-934-2472 • email: harout@verizon.net

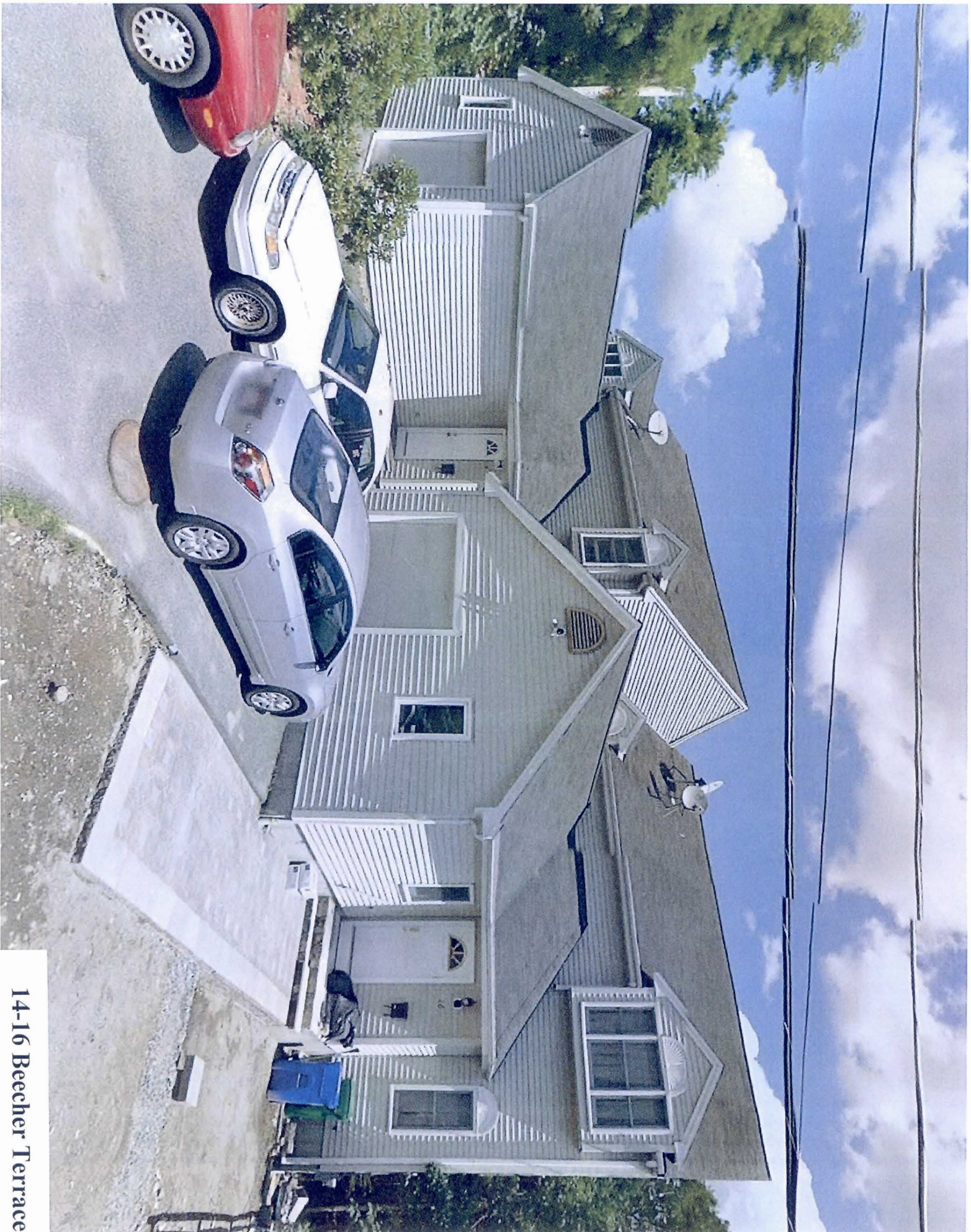
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11 Beecher Terrace



14-16 Beecher Terrace



19 Beecher Terrace



34-36 Beecher Terrace



15 Beecher Place



44-46 Beecher Place



56 Beecher Place



64-66 Beecher Place



65-67 Beecher Place



73-83 Beecher Place

PETITION

To: Newton Board of Alderman

Newton City Hall

1000 Commonwealth Avenue

Newton, MA 02459-1449

The undersigned hereby support the special permit petition of Beecher Terrace Homes, LLC in connection with the proposed construction of a four-unit development as shown on plans by Harout Kellian, Architect dated August 29, 2013. We understand that the petitioner requires a special permit for single-family attached dwellings, a retaining wall greater than four feet within a setback, and a driveway within a setback.

Name	Address	Signature
Allen Rudman	16 Beecher Ter	<i>[Signature]</i>
Simon O'Dell	10 Stoverwood Dr	<i>[Signature]</i>
Sachin Geddon	34 Beecher Ter	<i>[Signature]</i>
Mingji Kim	34 Beecher Ter	<i>[Signature]</i>
Blair Williams	35 Beecher Ter	<i>[Signature]</i>
Irina Churikova	23 Beecher Ter	<i>[Signature]</i>
Jessie Platt	11 Beecher Terrace	<i>[Signature]</i>
Anna Yoshida	34 Beecher Terrace	<i>[Signature]</i>
Lin C. Yoshida	34 Beecher Terrace	<i>[Signature]</i>

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Name	Address	Signature
Stella Frimman	41 Beecher Place	<i>[Signature]</i>
Anna Kallian	44 Beecher Place	<i>[Signature]</i>
Chris Douglas	50 Beecher Pl.	<i>[Signature]</i>
Joseph Schickel	11 Beecher Ter	<i>[Signature]</i>
Richard Platt	19 Beecher Ter	<i>[Signature]</i>
Alexandra Smith	16 Beecher Ter	<i>[Signature]</i>

RECEIVED
Newton City Hall
2013 SEP 20 10:33:18

David A. C. CMC
Newton, MA 02459