

DEPARTMENT OF PLANNING AND DEVELOPMENT

**CITY OF NEWTON
Massachusetts**

INTER-OFFICE CORRESPONDENCE

DATE: February 2, 2018

TO: All Members, City Council

FROM: Neil Cronin, Senior Planner
Jennifer Caira, Chief Planner for Current Planning

SUBJECT: Consistency Request for Special Permit #261-17, 14 Pond Avenue

The petitioner obtained a special permit on November 6, 2017 to exceed the floor area ratio (FAR) from .44 to .67, where .58 is the maximum allowed as of right. The design plans featured a rear addition with the east and west facades each containing a gable-style dormer on the second floor of the dwelling. The plans also included a mudroom on the first floor off the kitchen.

The petitioner has submitted a consistency request to change the style of dormers from gable to shed-style. The shed dormers are smaller with respect to the FAR calculation, so the request seeks to apply some of the remaining square footage allowed by the special permit to the mudroom on the first floor. The plans indicate the mudroom will increase in size from 6 feet by 7.5 feet to 9 feet by 7.5 feet.

After review, the Planning Department believes the changes are consistent with the plans approved in the Special Permit. Staff has spoken with the Chief Preservation Planner and the petition does not require further review.

Thank you.

cc: Planning Department Files
City Clerk Files