

WOLFGANG & DOROTHEA RUDORF . 58 WINTHROP STREET . NEWTON MA 02465

August 05, 2014

Mrs. Linda Finucane  
Clerk of the Land Use Committee  
lfinucane@newtonma.gov

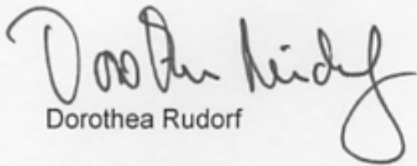
**Additional Statement pertaining to Petition #227-14**

As abutter along the rear yard of 64 Perkins Street allow us to submit the following statement in addition to the objections submitted during the hearing on July 14.

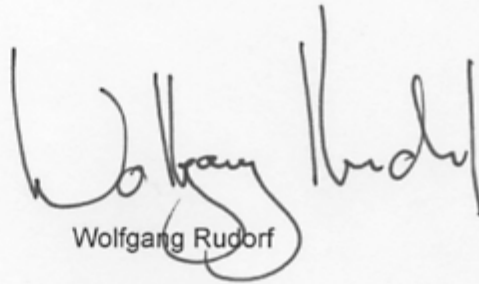
The limitation on height in the area is 2 ½ stories, the FAR is limited to 0.44 and by the placement and size of the current structure 64 Perkins Street is a non-conforming use regarding the number of stories, FAR, and a rear set back less than 15 feet.

Moreover, if the Special Permit is granted, the additional square footage on this parcel will have a ratio of square footage to lot size of just below 60%, and currently no lot on the street has a ratio of more than 43% of building square footage to lot size and most are less than 30%. This is a far greater use than currently permitted under the most liberal provisions for current single-family residential housing.

While a Special Permit is discretionary, that discretion should not be used to increase a non-conforming use. Nor should it be used to allow a single-family use that is substantially denser than permitted under current zoning terms.



Dorothea Rudorf



Wolfgang Rudorf

Submitted by e-mail prior to the work session scheduled for August 05, 2014

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