

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

JULY 15, 2014

Response to PUBLIC HEARING MEMORANDUM Petition #227-14

As abutters along the rear yard of 64 Perkins Street we express opposition to adding a third story onto the two-story section facing directly our first floor living and dining room and two of the second floor bedrooms.

The reasons for our objection are:

- A non-conforming rear set back, presently measuring between 10.3 feet and 13.0 feet instead of the required 15' for lots established before 12/7/1953
- Construction of a third story plus sloped roof where the maximum number of stories is not allowed to exceed 2 ½ stories
- A Floor Area Ratio far beyond 0.44 – exceeding even the current non-conforming FAR calculated as 0.53

The direct impact of a third story addition on our property of 58 Winthrop Street is trifold:

- Intensified and now total blockage of the fall, winter and spring sun from the south west
- Obstruction of the view towards Perkins and the neighboring houses
- Decrease in property and historic value – 58 Winthrop Street is included in the National Register of Historic Places as part of the Putnam Street Historic District and so are several houses in the immediate vicinity

The general impact on the neighborhood and the City of Newton is:

- Elimination of naturally affordable housing stock and consequently a decrease in diversity of housing opportunities
- Urban densification not for the beneficial reason of meeting housing needs but for the pure reason of increasing private living space

General Notes:

PUBLIC HEARING MEMORANDUM Petition #227-14
ZONING REVIEW MEMORANDUM (Attachment A and Attachment G)

Please note inconsistencies between Public Hearing Memorandum and Zoning Review Memorandum and one incorrect statement in the Public Hearing Memorandum Petition #227-14 and one statement in the Zoning Review Memorandum, Attachment G requiring clarification:

PUBLIC HEARING MEMORANDUM Petition #227-14

EXECUTIVE SUMMARY:

...improved with a single-family 2 ½ story residence with an attached single-bay garage ...

RECEIVED
Newton City
2014 JUL 15 PM 0:29
David A. Olsch
Newton, MA 02459

it should read ... improved with a single-family 3 story residence with an attached single-bay garage ...

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD, B. Site

... but otherwise meets the dimensional requirements for side/rear setbacks ...

The statement is incorrect – the rear setback is less than 15' as required for lots established before 12/7/1953 (please refer to provided survey and ZONING REVIEW MEMORANDUM – ADMINISTRATIVE DETERMINATIONS where the non-conforming setback is stated correctly).

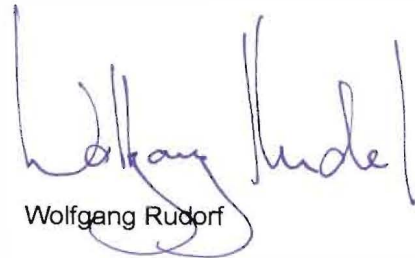
ZONING REVIEW MEMORANDUM, Attachment G

The Newton Historical Demolition Review Decision indicates that 64 Perkins Street is not located within 150 feet of a historic district, despite the fact that 58 Winthrop Street, abutting 64 Perkins Street is included in the NATIONAL REGISTER OF HISTORIC PLACES as part of the Putnam Street Historic District. Clarification would be appreciated.

Outside the discussed zoning issues, the current location of mechanical equipment (condenser unit) within the rear setback of 64 Perkins Street constitutes a building code violation and requires correction.



Dorothea Rudolf



Wolfgang Rudolf

Submitted in person at the hearing in Newton, 15 July 2014

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Attachment:

Copy of:

Certificate issued by the Commonwealth of Massachusetts, Massachusetts Historical Commission, indicating that 58 Winthrop Street is included in the National Register of Historic Places as part of the Putnam Street Historic District