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October 1, 2015

Aldermanic Land Use Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RE: Special Permit- 403-405 Parker Street, Newton, MA

Dear Members of the Land Use Committee,

I am looking forward to the public hearing of my proposed project on Parker Street, and would like to take this opportunity to provide you with a brief description and explanation of my project.

403-405 Parker Street is a late 1800s built worker cottage found historically significant by the Newton Historical Commission (“NHC”) in December 2014. Although located in a single-family residence zone, the home was built as a two-family residence and is surrounded by many two-family homes also in the same single-family residence zone. Driving by the property, you will notice that the home, as well as the grounds, have been neglected for many years. Due to the multiple decades-long neglect by previous owners, the original stone foundation is deteriorating. The property, which I acquired several months ago, requires considerable investment to preserve the original home. To this end, I am planning to invest in lifting the structure and pouring a new concrete foundation. Due to the significant investment that the home requires and the relatively low prices that properties on a busy street like Parker sell for, it will only be economically feasible to preserve the home if it is kept as a two-family home. Therefore, I am seeking a special permit to extend the nonconforming two-family use in a Single Residence 3 zoning district.

The final architectural plans submitted to this committee have gone through multiple revisions to earn the NHC’s approval. I am particularly happy with how they turned out because the main façade of the historical home remains basically unchanged. Although the total floor area of the two-family home would be increased, as proposed it is less than could be built were the building demolished and replaced with a single-family dwelling. No relief is being sought to exceed the FAR. In addition, the large narrow lot makes the addition to the back of the home mostly hidden from the street view, concealing the mass of the structure and highlighting the historical part of the home.

Finally, I want to mention that Parker Street is a very busy street and does not allow for street parking. Backing out of the existing driveway is incredibly dangerous during peak hours and at night. The new plans allow sufficient parking for the families and the design of the driveway allows occupants to come out face first onto Parker Street.

For these reasons I believe that this project is appropriate for this location and will positively affect the neighborhood. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yuriy Matskevich', written in a cursive style.

Yuriy Matskevich

Cc: Stephen Pantalone, Sr. Planner