

93.12

# Special Permit Approval Request

35 Norwood Avenue – Adler Residence

REVISED 03-28-12

## Project Information

### INTRODUCTION + PROPOSED PROJECT

Tim and Inna Adler, the owners of the property at 35 Norwood Avenue are pursuing approval of a Special Permit in order to build a new, two-story, 3,700 SF home on the site of an existing 1930s Cape.

#### THE EXISTING STRUCTURE

After exploring a variety of renovation options for the existing 2,100 SF (above ground mass) house, it was decided that the costs of adding sufficient living space, and bringing the rest of the existing structure up to acceptable market standards and code compliance would be too expensive. Much of this decision was driven by the size constraints of the lot -- at 9,570 SF it is a very small lot in a 15,000 SF district. Additionally, because of the limitations of the current structure's footprint, any expansion would have forced a significantly deeper penetration into the 100 FT wetland setback, which is undesirable for a variety of reasons.



VIEW FROM STREET -- EXISTING

#### THE NEW STRUCTURE

The proposed new house has been designed to take better advantage of the lot in order to remain fully conforming to setbacks, and to reduce the impact on the wetlands buffer zone. The design has also been driven with the important goal of maintaining a conservative and understated massing of the structure from the street view. The Garage of the existing structure currently crowds right up near the street, obscuring views of the house and the property, and making the mass of the home seem larger than it actually is.



VIEW FROM STREET -- PROPOSED

The new house will be set back the required distance, with the Garage pushed down into the ground, and with carefully scaled transitions from floor to floor. The new building's overall height will be conforming.

As can be seen in the 3D rendering, the third floor is designed so that, from street level, it appears to be a continuation of the second floor roof line.

The footprint of the new structure is approximately the same distance from the street, and extends approximately the same distance towards the rear as the current structure. It is intended that this arrangement will allow preservation of all of the healthy mature 50ft+ trees that border the property.

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Newton City Clerk  
2012 APR 10 PM 12:24  
David A. Olson, CHC  
Newton, MA 02459



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## THE NEIGHBORHOOD CONTEXT

The property is both one of the smallest lots in the neighborhood, and the existing structure is one of the smallest homes as well. The proposed new house will still be one of the smaller homes.

39 Norwood, the home to the left has an above grade finished living area of approximately 3,340 SF. 31-33 Norwood, the home to the right, is a fairly large structure, with a finished, above grade living area of approximately 5,727 SF. The homes across the street and nearby all fall into this range.



VIEW FROM LAKE – PROPOSED

In order to be very sensitive to the scale and massing we have tried to be restrained in the design, and have kept the above grade living area of the proposed structure to about 3,767 SF. With removal of the existing Garage, we expect the sightlines looking up and down the street to be improved, and we also expect more open views of the property and possibly the lake as well.

When viewed from Crystal Lake, the massing of the housing is diminished by the approximately 100ft distance between the retaining wall and the house proper. See the above picture for an approximate rendering (although the rendering does not fully represent the mature trees which extend on both sides of the property to the water edge).

## REQUEST FOR RELIEF

Although the design of the new home is fully conforming with respect to dimensional constraints, the small overall lot size has made it difficult to design a functional structure that meets the FAR requirements of 0.39. A further constraint was the owner's need, as parents of three toddlers (ages 3, 3 & 2), to locate all four bedrooms on the same floor.

As a result, the owners of 35 Norwood are asking for relief via a Special Permit for an additional 550 SF above the FAR limit. This would result, if approved, in a minor FAR increase of 0.06 – from 0.39 to 0.45.

## HISTORIC / DEMOLITION COMPLIANCE

A Demolition Review Request was submitted on December 12, 2011 and was deemed as "Not Historic" by Brian Lever on 12-20-2011 without any further comment. A copy of this decision is included in this package

## DEVELOPMENT REVIEW TEAM MEETING

A preliminary version of the proposed plan was presented at a Development Review Team meeting on November 24th, 2011.

## CONSERVATION COMMISSION COMPLIANCE

Because a small portion of the existing house is in within the 100 FT wetland setback, and a portion of the new proposed structure will be as well, Conservation Commission approval is required. We have begun that process with the Conservation Commission, having had several meetings with Anne Phelps, the Senior Environmental Planner, where we explored preliminary issues and requirements.

The filing for the Conservation Commission is in preparation and will be submitted very soon.

## NON-CONFORMING COMPONENTS

The existing lot is NON-CONFORMING in Lot Size (SR2 Required = 15,000 SF, Actual = 9,570 SF) and also in Frontage (SR2 Required = 80 LF, Actual = 65 LF).

The new structure will be fully CONFORMING in setbacks and in height.

The proposed FAR for the new structure is 0.45. The allowed FAR in this SR2 zone is 0.39. The FAR is NON-CONFORMING, and relief for that non-conformity is the purpose of this application.



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## Property Overview

### PROPERTY HISTORY AND EXISTING STRUCTURE

Property Class	Single-Family
Zoning	SR2
Land Area	9,570 SF
Style	Cape Cod
Year Built	1930
Number of Stories	2
Rooms/Bedrooms	6 Rooms – 3 Bedrooms
Full Baths/Half Baths	2 Full – 1 Half

### PROPERTY CONTEXT AND ABUTTERS





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Zoning and Dimensional Compliance Information			
District SR2 Dimensional Requirements	Required	Actual/Proposed	Compliance Status
Lot Size	15,000 SF	9,573 SF	EXISTING NON-CONFORMING
Minimum Frontage	80 FT	65 FT	EXISTING NON-CONFORMING
Minimum Front Yard Depth	25.0 FT	25.4 FT (Proposed)	CONFORMS
Minimum Side Yard -- LEFT	7.5 FT	11.3 FT (Proposed)	CONFORMS
Minimum Side Yard -- RIGHT	7.5 FT	9.5 FT (Proposed)	CONFORMS
Minimum Rear Yard	15 FT	> 75.0 FT (Proposed)	CONFORMS
Maximum Height	36 FT	35.56 FT (Proposed)	CONFORMS

## EXISTING CONDITIONS -- PHOTOS



Front Elevation -- Existing



Rear Elevation – Existing



Left Elevation – Existing



Right Elevation – Existing



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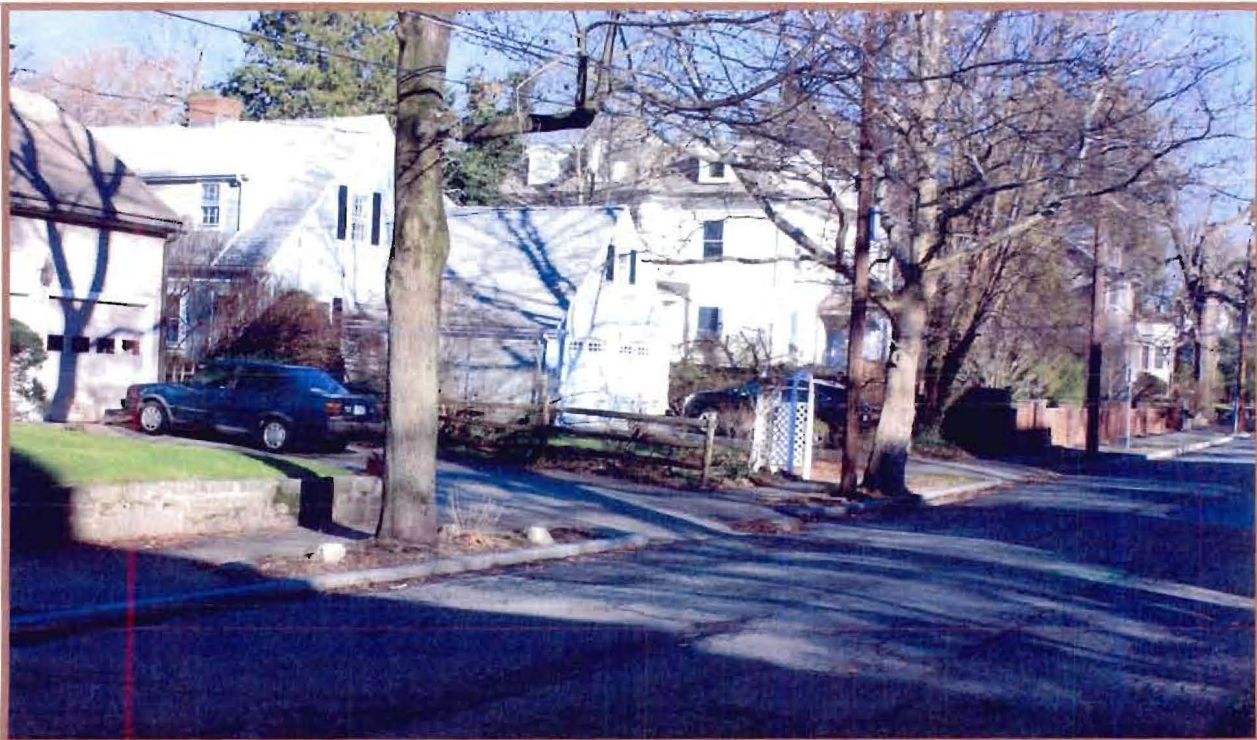
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## STREET CONTEXT AND ABUTTERS -- PHOTOS



Norwood Avenue – Facing Southwest



Norwood Avenue -- Facing Northeast



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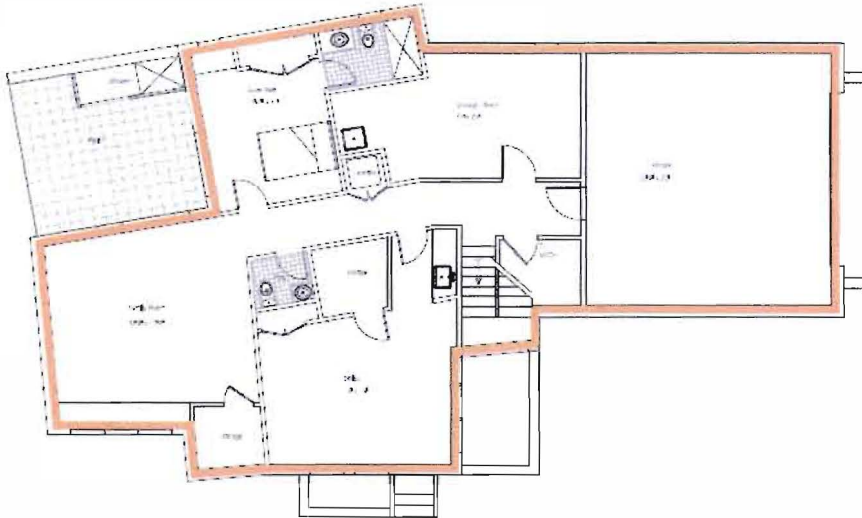
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## Floor Area Ratio

### Floor Area Diagrams

#### BASEMENT

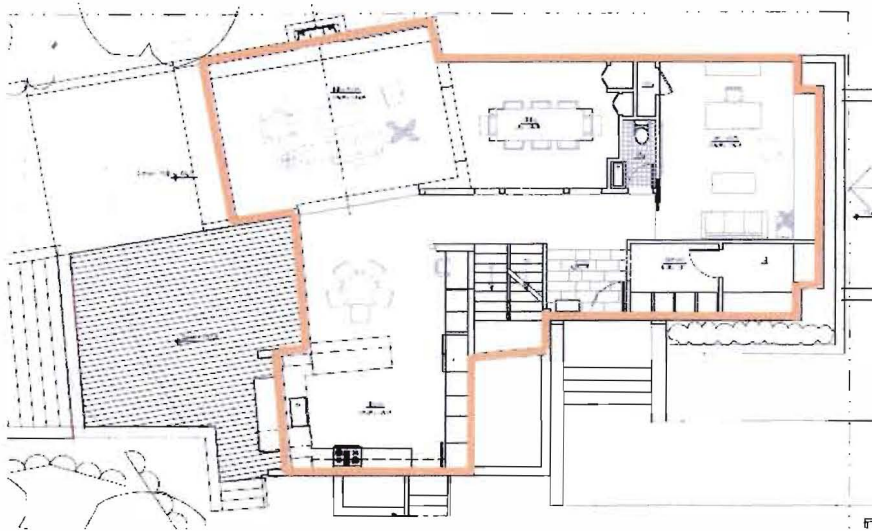


Basement Area = 2,147 SF

Percent of Perimeter More Than 50 Percent Above Grade Plane = 0.24

**TOTAL BASEMENT FAR ELIGIBLE FLOOR AREA = 515.0 SF**

#### FIRST FLOOR



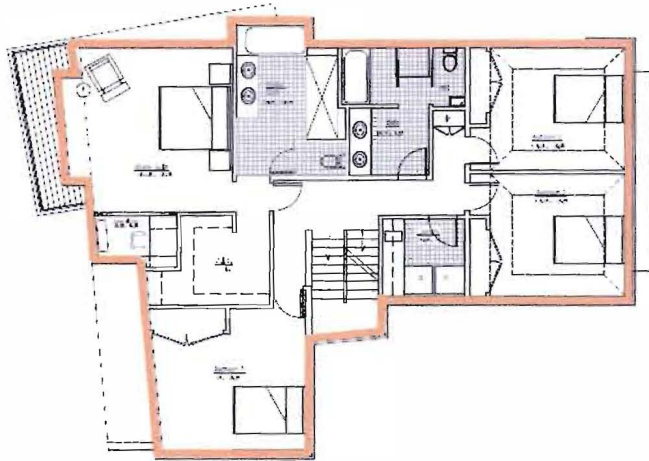
**TOTAL FIRST FLOOR FAR ELIGIBLE FLOOR AREA = 1,655.0 SF**

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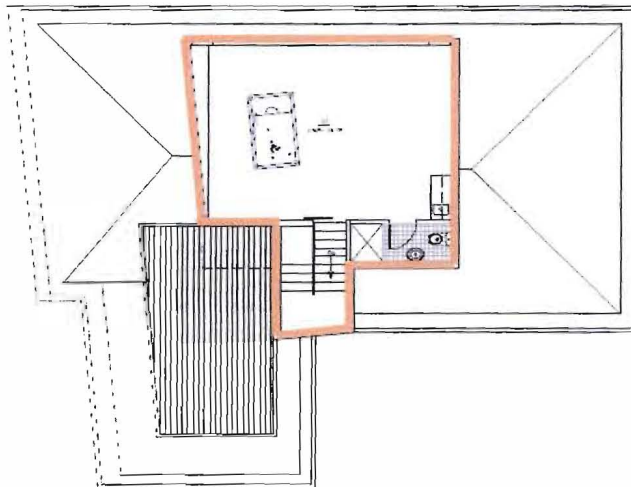
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## SECOND FLOOR



**TOTAL SECOND FLOOR FAR ELIGIBLE FLOOR AREA = 1,574.0 SF**

## THIRD FLOOR



**TOTAL THIRD FLOOR FAR ELIGIBLE FLOOR AREA = 538.0 SF**

## FAR Summary Calculations

TOTAL BASEMENT AREA =	515.0 SF
TOTAL FIRST FLOOR AREA =	1,655.0 SF
TOTAL SECOND FLOOR AREA =	1,574.0 SF
TOTAL THIRD FLOOR AREA =	538.0 SF
<b>TOTAL FAR GFA =</b>	<b>4,282.0 SF</b>
MAX FAR GFA	
0.39 x Lot Area = 0.39 x 9,570 =	3,732.0 SF
<b>PROPOSED FAR</b>	
4,282.0 / 9,570 =	0.447 FAR -- EXCEEDS MAX 0.39 FAR BY 550 SF

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Proposed Average Grade 35 Norwood Ave Newton, Ma  
3/28/2012

Segment	E1	E2	Average	Length (ft)	Total
AB	154.8	154.8	154.8	3.7	572.8
BC	149.2	149.2	149.2	18.0	2685.6
CD	154.6	154.6	154.6	3.6	556.6
DE	154.6	155.5	155.1	27.0	4186.4
EF	155.5	154.6	155.1	14.7	2279.2
FG	154.6	154.0	154.3	25.8	3980.9
GH	154.0	155.3	154.7	12.1	1871.3
HI	155.3	155.4	155.4	12.5	1941.9
IJ	149.2	149.2	149.2	16.3	2432.0
JK	154.7	154.9	154.8	21.3	3297.2
KA	154.9	154.8	154.9	36.8	5698.5

Total	191.80	29502.3	153.8179
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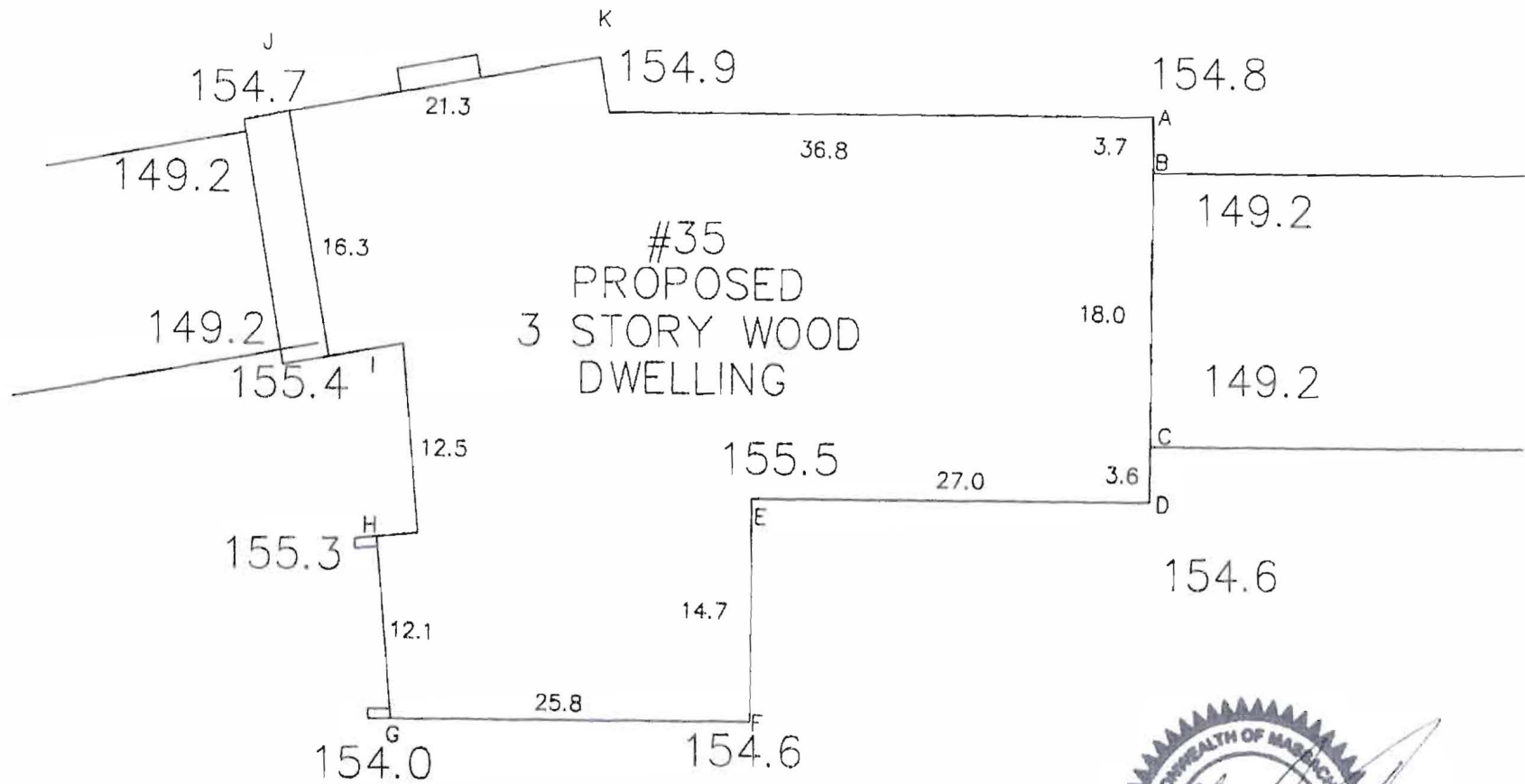
Average Finish grade (e) = 153.82 ft  
 Basement Floor Elevation = 149.40  
 First Floor Elevation (FFE) = 158.40 ft

Total Length of Foundation wall = 191.80 ft

Basement Ceiling 157.4 - Basement Floor 149.4 = 8.0 / 2 = 4 + 149.4 = 153.40







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