

From:
Tim Adler
25 Boynton Rd
Medford, MA. 02155

To: Land Use Committee of the Board of Aldermen

June 1st, 2012

Re: (Petition #93-12) Revised design with a lower requested FAR

Dear Aldermen,

In response to concerns expressed at the Working Session held on Tuesday May 22nd, 2012, and also at a later meeting with Alexandra Ananth and Eve Tapper on Wednesday May 30th, we wish to submit a revised design for your consideration.

The revised design:

- Reduces the requested FAR to 0.42 (from 0.45 in the previous design, and where 0.39 is allowed)
- Reduces the third floor area by 101 sq. ft.
- Reduces the total FAR GFA by 215 sq. ft. to 4067 sq. ft.
- Is now within the total FAR GFA of what might be allowed if the Additional Lot Area were to be included.

The Additional Lot Area (see land survey and photo below) refers to an 1163 sq. ft. area between the legal boundary that matches the old shore line and the 'new' shore line. This area is thought to have been created when Crystal Lake shrank in the late 1800's due to deployment of an improved storm water management system.

We hope that this revision alleviates the concerns expressed.

Thank you for your time and consideration, and we look forward to answering any questions you might have.



Timothy Adler



(Photo showing rear of property including the retaining wall along Crystal Lake that is the effective boundary of the property)