

Date: 3-13-2019

To: The Plan and Document Examiner for the City of Newton
Department of Inspectional Services
1000 Commonwealth Avenue
Newton Massachusetts 02459

From: Alex Knox, AIA
Collaborative Design Architect
258 E. Fallen Rock Road
Grand Junction Colorado, 81507

To Whom it May Concern,

Let this letter serve as evidence that the 4-17-2018 Zoning Review Application is here superseded by the 3-13-2019 Zoning Review Application.

To recognize the differences between the two applications, draw your attention to the reported floor area ratio box in the required submittal section and notice that the FAR values reported have changed from .39 to .37.

The reason for the change is three-fold:

The original lot area was calculated to be 22091 sq. ft. when after closer investigation it was found to be 22152 sq. ft. a difference of approximately 61 sq. ft.

The original first floor calculation was 2344 sq. ft. and it is now 2918 sq. ft.; a difference of 574 sq. ft. This is the area of an open porch which the home owner would like to enclose in glass as part of the 2019 home improvements.

The area of the spaces above the second floor was originally thought to be 1118 sq. ft. and upon field measuring the attic was found to be 1518 sq. ft. and difference of 400 sq. ft.

If you have a need for further explanation, please feel free to call

Sincerely,



Alex J. Knox, AIA
617-306-3474

