



15 Holman Road

Application for Special Permit

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Newton, MA 02459

Land Use Committee Meeting

April 14, 2015

RECEIVED
Newton City Clerk

2015 APR 14 PM 9:45

Existing Site and Project

THE EXISTING SITUATION

- Existing home built in 1935
- Lot Size = 10,051 SF
- Lot consists of 2 contiguous parcels:
 - Parcel One = 6,970 SF (with house)
 - Parcel Two = 3,081 SF (open)

THE CURRENT RENOVATION

- New Family Room + Master Bedroom over new Garage
- 22 Ft x 22 FT Footprint (Approx.)
- Original building permit (by right) issued 11/11/14



“Passageway”

- 9 FT wide “Passageway” limits use of Parcel 2 FAR.
 - Not a City-maintained way
 - Terminates at property edge – no continuation to Washington St.
 - No clear indication in City or Registry of Deed records as to purpose of “passageway”
 - Paved and maintained as a driveway (by successive owners) since house was built
 - No clear language in Zoning Code specifically addressing “passageways”



Request For Relief

INITIAL QUESTIONS

- After researching the issues related to the two parcels, the owners decided to pursue a Special Permit in order to increase available FAR for possible changes and future modifications
- Upon Zoning review it was determined that the original FAR and permit application needed to be amended

CURRENT REQUEST FOR RELIEF

- Relief to Exceed the Allowable FAR
 - Ideally, the owners would like to have the area of both parcels define maximum FAR.
- Relief for a non-conforming 3 story structure
 - The property is listed as a 2.5 story structure in City of Newton records
 - After post-permit review Zoning determined that it should be defined as a 3 story structure because of grade and exposure at rear

Neighborhood Support

- The property owners have extensive neighborhood support for the addition as currently proposed.
 - Letters of support
 - Verbal approval from additional neighbors



Suggested Mitigation Options

The Deck

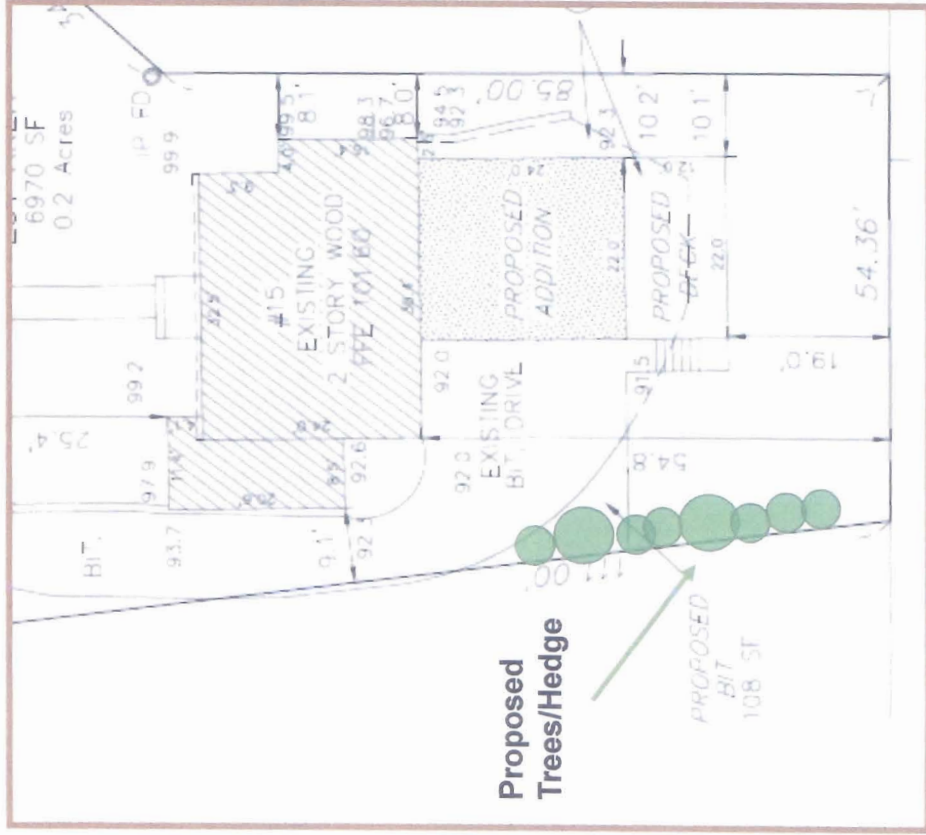


- Zoning is suggesting removal of the Deck to mitigate the visual impact of the project
- Of 5 of the 8 homes on Holman Road extend rearwards to depth equivalent to the depth of the deck

Suggested Mitigation Options

Property Line Screening

- A hedge/vegetation screen along the property line has been proposed by Zoning to help screen out the view of the project Washington Street
- This makes sense and has been part of the project plan from the start



Suggested Mitigation Options

Property Line Screening



- Hedge example

Suggested Mitigation Options

Grade Change Options

- Planned Final Grade
 - Existing grade artificially drops off on side of house
 - Original design includes a proposed final grade that leaves approximately 2-3 feet of exposure
 - Intended to reduce the visual scale and massing of addition

