



O'SULLIVAN ARCHITECTS

# Memo

**To:** John Lojeck, Building Commissioner, City of Newton

**From:** David O'Sullivan, AIA

**CC:** Terry Morris

**Date:** 11-29-17

**Re:** 23 Howe Rd Special Permit # 129-16

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We are requesting some revisions to the plans submitted for this special permit and looking for a ruling on consistency.

My client was originally Richard Severini and upon his passing, his longtime companion Sue Santos inherited the land with the approved plans. As she was starting to move forward to build the home for herself, she asked me to make some changes, specifically eliminating the 3<sup>rd</sup> floor space in favor of larger second floor.

We have attached the plan and elevation sheets from the building permit set and the proposed revision for your review. We also included the FAR chart from the special permit with an added column showing FAR with this revision. We feel that the changes have no adverse impact and could be allowed as consistent with the approved plans as the Special Permit relief was for FAR and this revision actually reduces the requested FAR from .62 down to .59.

These revisions actually simplify the rooflines, remove all the dormers and any living space on the third floor. We used some of that square footage to add a small sunroom in place of a larger patio to the first and raise the roof over the kitchen, eliminating the kitchen volume ceiling in favor of adding living space in that area. The lot setbacks and height of the main ridge are unchanged. We reviewed the FAR chart and method for square footage with Anthony Ciccariello to make sure we were counting the areas properly.

The foundation for this house has been poured and we hope to get approval, file full revised plans with your office and continue the construction. Please let me know if there are any questions or anything else needing clarification to make your ruling. Thank you

O'SULLIVAN ARCHITECTS, INC. • 606 MAIN STREET, SUITE 3001 • READING, MA 01867  
VOICE: 781-439-6166 • FAX: 781-439-6170 • WWW.OSULLIVANARCHITECTS.COM

# Consistency Ruling (#129-16) - 23 Howe Road

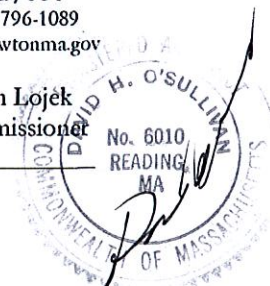


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Department of Inspectional Services

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John Lojek  
Commissioner



3/8/2017

## FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 23 HOWE RD.

DURS OF 1/12/2017 REVISION  
SPECIAL PERMIT 11/20/17

FAR Calculations for Regulations Effective As Of October 15, 2011		↓	↓
Inputs (square feet)			
	EXISTING	PROPOSED	REVISION
1. First story $(15'26 - 15'5 \text{ [KITCHEN COLUMN]}) = 1371$		1371	1610
2. Attached garage		∅	
3. Second story		1153	1481
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) $15'5 \times 14.25 = 2209/10$		221	∅
5. Certain floor area above the second story <sup>1b</sup>		533	∅
6. Enclosed porches <sup>2b</sup>		∅	∅
7. Mass below first story <sup>3b</sup> $15'26 \times 50\% = 763$		763	763
8. Detached garage		∅	∅
9. Area above detached garages with a ceiling height of 7' or greater		∅	∅
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		∅	∅
<b>FAR of Proposed Structure(s)</b>			
A Total gross floor area (sum of rows 1-9 above)		4041	3854
B Lot size		6591	6591
C FAR = A/B		0.6131	.5847
<b>Allowed FAR</b>			
Allowable FAR			
Bonus of .02 if eligible <sup>4b</sup>			
TOTAL Allowed FAR			

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Severini Residence

23 Howe Rd.  
Newton, MA

Foundation  
& First Floor Plans

SCALE: As Noted  
ISSUED / DRAWN BY \_\_\_\_\_  
08/15/2016  
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REVISED / REVISION BY \_\_\_\_\_  
4/7/2016  
8/12/2016  
1/12/2017  
3/20/2017  
11-13-17

JOB NO: 08004

SHEET NUMBER

A1

GENERAL NOTES

- FOUNDATIONS:
  - ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 PSF (POUNDS PER SQUARE FOOT).
  - THE BOTTOM ELEVATION OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW OUTSIDE FINISH GRADE. LOWER FOOTINGS AS REQUIRED TO REACH ACCEPTABLE BEARING.
  - THOROUGHLY COMPACT THE BOTTOM OF EXCAVATIONS PRIOR TO FORMING FOOTINGS.
  - D) ALL FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON BOTH SIDES TO PREVENT UNBALANCED LOADINGS.
  - ALL BACKFILL USED INSIDE THE BUILDING SHALL BE WELL GRADED GRAVEL, THOROUGHLY COMPACTED IN 8" LAYERS. ON-SITE MATERIAL MAY BE USED IF ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
  - ALL CONCRETE SHALL BE PLACED IN DRY EXCAVATIONS. PUMP AWAY GROUND WATER AS REQUIRED.
  - FOR CONSTRUCTION DURING WINTER, FOOTINGS AND FLOOR SLABS WILL REQUIRE PROTECTION FROM FREEZING TEMPERATURES AT THE BEARING SURFACES UNTIL THE BUILDING IS ENCLOSED AND HEATED.
- CONCRETE:
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
  - MAXIMUM ALLOWABLE SLUMP OF CONCRETE SHALL NOT EXCEED 4".
- REINFORCING STEEL:
  - ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 AND SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST A.C.I. SPECIFICATIONS.
  - WELDED WIRE FABRIC (W.W.F.) SHALL BE ASTM A-185. LAP ALL SPLICES 12" MINIMUM. SECURELY FASTEN W.W.F. IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
  - ALL HORIZONTAL RODS ARE CONTINUOUS. THE LENGTH OF ALL LAP SPLICES SHALL BE AS REQUIRED FOR "CLASS B" TENSION SPLICES PER THE LATEST A.C.I. CODE REQUIREMENTS UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS. PROVIDE CORNER RODS AS DETAILED ON THE CONTRACT DRAWINGS.
  - PROVIDE A CLEAR COVER FROM REINFORCING STEEL TO ADJACENT CONCRETE SURFACES AS FOLLOWS:  
BOTTOM OF FOOTING 3"  
PIERS AND WALLS 1 1/2" (EXCEPT 2" AT #6 AND LARGER BARS)  
THESE DIMENSIONS SHALL BE CONSIDERED ACTUAL AND ARE NOT TO BE ADJUSTED IN EITHER DIRECTION.
  - ALL REINFORCING RODS AND W.W.F. SHALL BE SECURED IN PROPER POSITION ON CHAIRS OR BOLSTERS AS MANUFACTURED BY RICHMOND SCREW ANCHOR CO. OR APPROVED EQUAL.

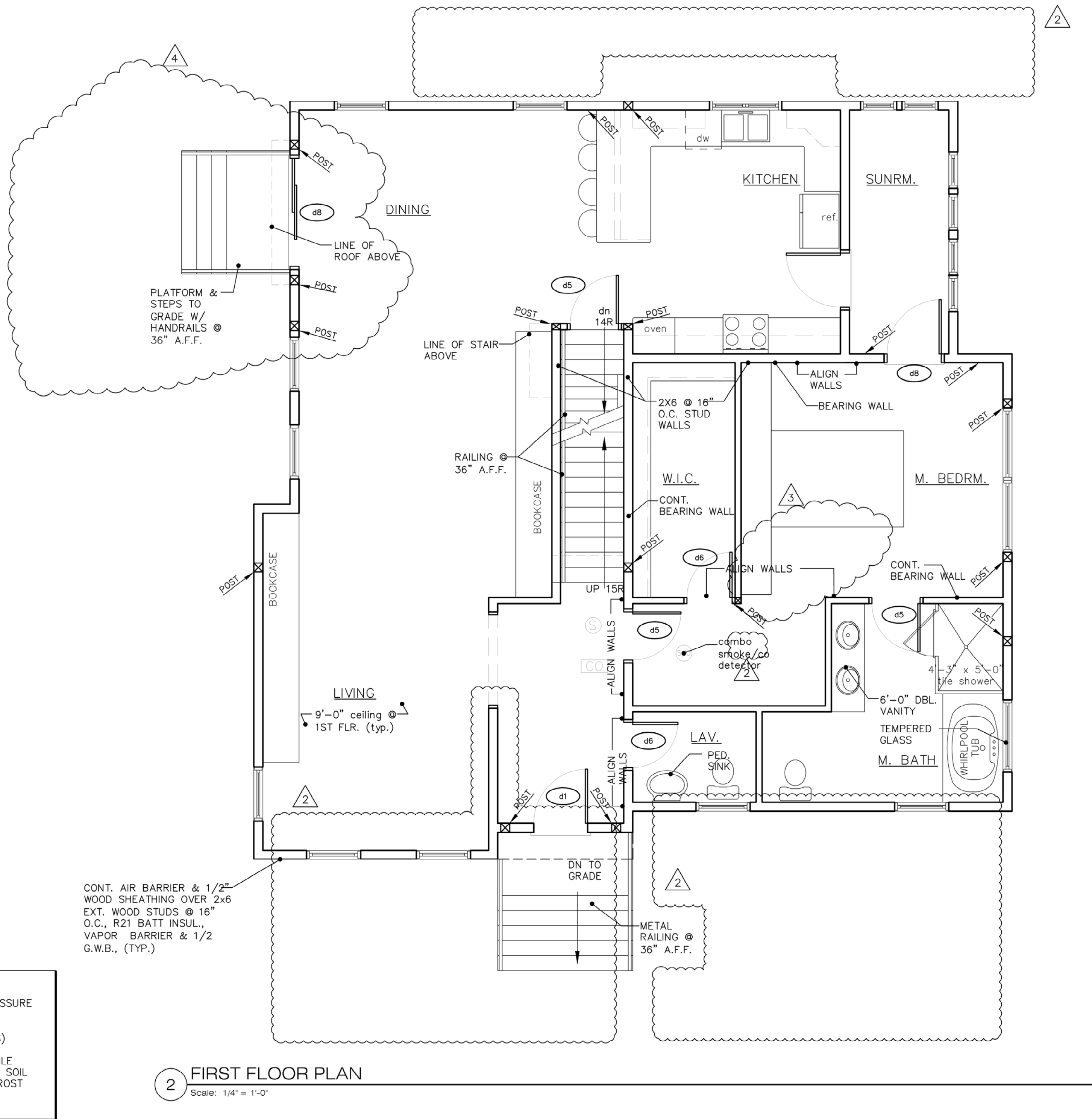
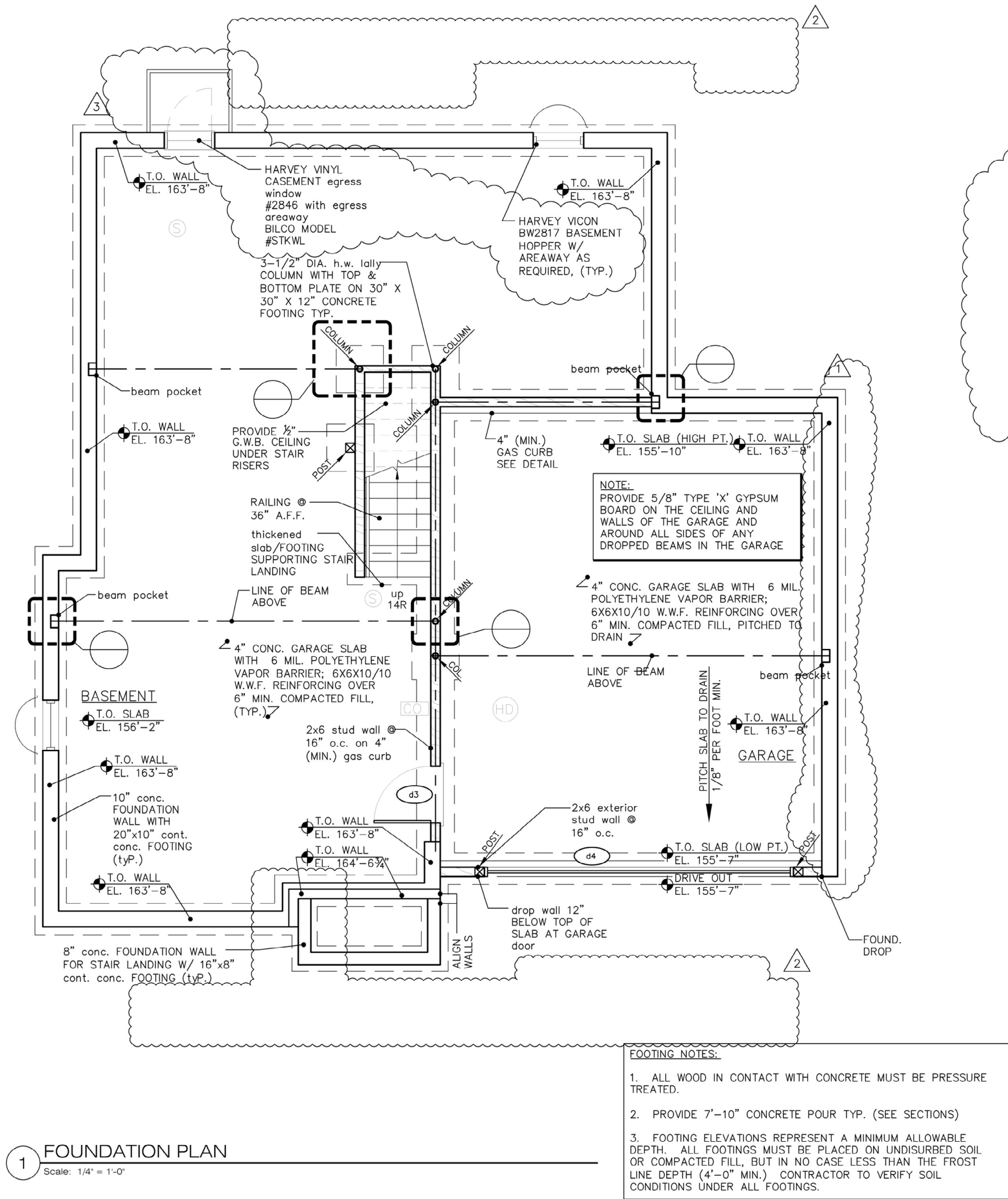
DOOR SCHEDULE

NUMBER	TYPE	MATERIAL	WIDTH	HEIGHT	THICKN'S	REMARKS
D1	ENTRY	MTL./INSUL.	3'-0"	6'-8"	1 3/4	Jeld-wen 1862b or sim. W/2-1813 sidelites
D2	ENTRY	MTL./INSUL.	3'-0"	6'-8"	1 3/4	garage man door
D3	SINGLE	MTL./INSUL.	3'-0"	6'-8"	1 3/4	20 MIN. RATED W/ SELF-CLOSING HINGES
D4	GARAGE	MTL./INSUL.	16'-0"	7'-0"	1 1/2"	METAL OVERHEAD DOOR
D5	SINGLE	WOOD	2'-8"	6'-8"	1 3/8"	--
D6	SINGLE	WOOD	2'-6"	6'-8"	1 3/8"	--
D7	SINGLE	WOOD	2'-4"	6'-8"	1 3/8"	--
D8	SLIDER	WD./GLASS	6'-0"	6'-8"	1 3/4"	Jeld wen French View Clad patio door
D9	double	wood	(2) 2'-6"	6'-8"	1 3/8"	--
D10	double	wood	(2) 2'-0"	6'-8"	1 3/8"	--
D11	single	wood	1'-8"	6'-8"	1 3/8"	--

REFER TO FAR WORKSHEET

Building s. f.	03/16/2010
first floor	1,583 s.f.
second floor	1,216 s.f.
total =	2,809 s.f.
attic over 7' clg.	354 s.f.
garage	501 s.f.

- SYMBOLS:
- (S) SMOKE DETECTOR (PHOTO-ELECTRIC)
  - (CO) CARBON MONOXIDE DETECTOR
  - (HD) HEAT DETECTOR



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REFER TO FAR WORKSHEET

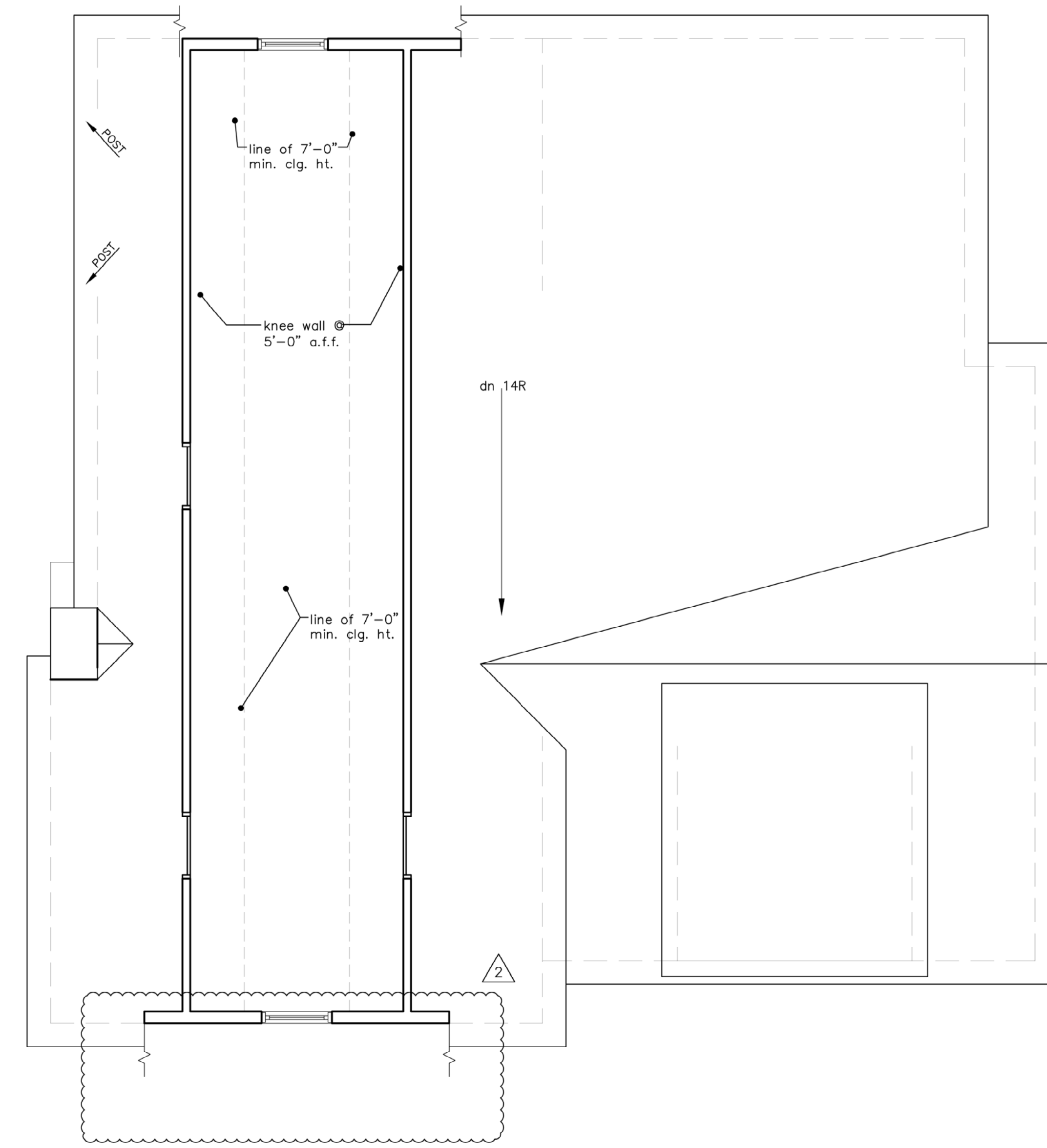
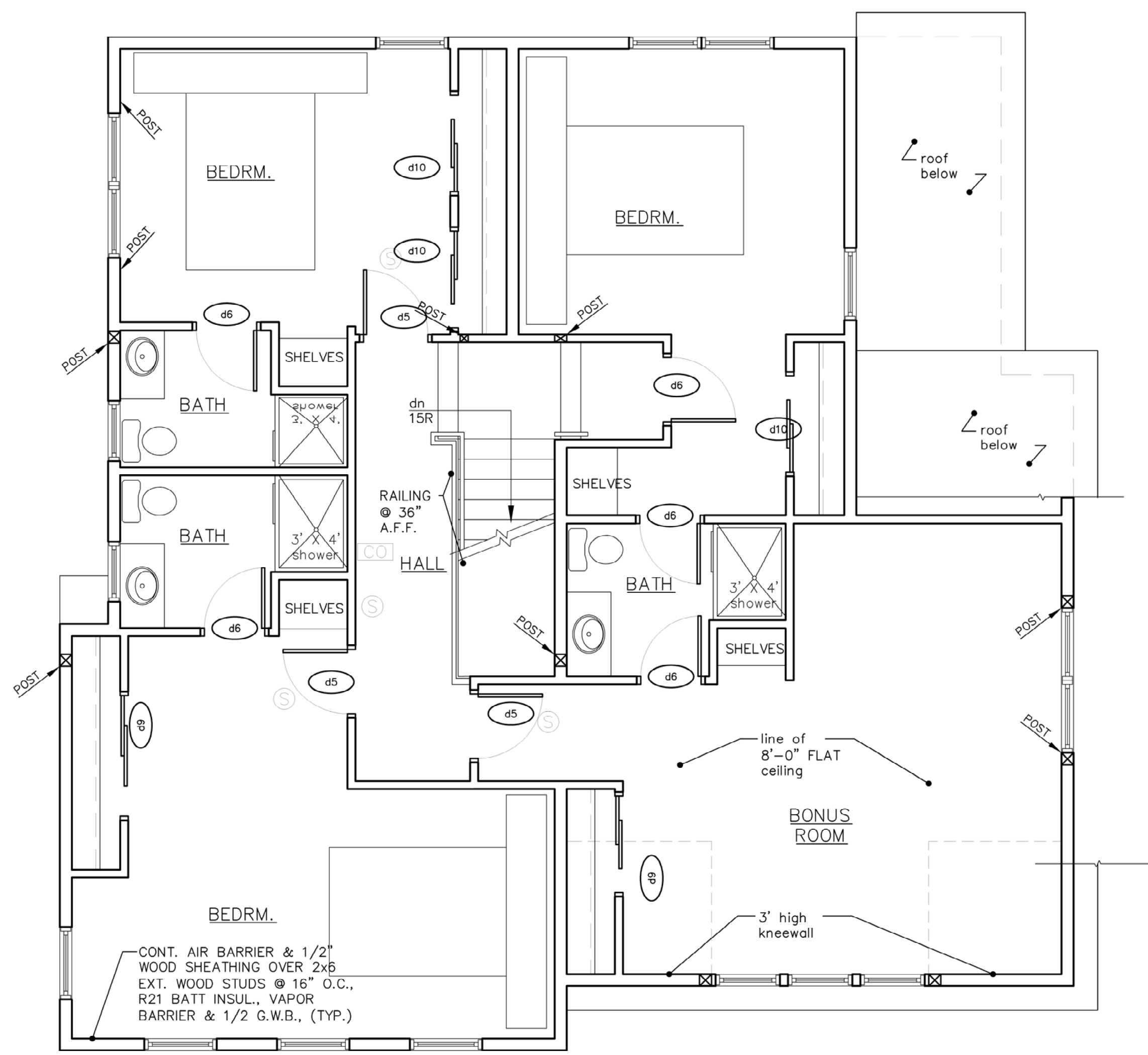
Building s. f.	03/16/2010
first floor	1,593 s.f.
second floor	1,216 s.f.
total =	2,809 s.f.
attic over 7' clg.	354 s.f.
garage	501 s.f.

SYMBOLS:

- (S) SMOKE DETECTOR (PHOTO-ELECTRIC)
- (CO) CARBON MONOXIDE DETECTOR
- (HD) HEAT DETECTOR

MASSACHUSETTS STRETCH ENERGY CODE Notes:

1. Comply with requirements of basic State Energy Code.
2. HERS index ratings shall be verified by a RESNET certified HERS rater.
3. All new construction of Residential units with total conditioned space under 3,000 s.f. shall have a HERS rating of 70 or less.
4. All new construction of Residential units with total conditioned space of 3,000 s.f. and above shall have a HERS rating of 65 or less.
5. All new construction shall demonstrate compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist.
6. Residential Additions shall comply with either the Prescriptive Option or Performance options (#7 or #8) below.
7. Prescriptive Option for Residential Additions shall conform to the most recent Energy Star for Homes Prescriptive Builders Option Package (BOP) and shall demonstrate compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist and shall meet or exceed the building insulation requirements of IECC 2009.
8. Performance Option for Residential Additions shall follow HERS ratings for new construction (#2 or #3 and #5) above.
9. Alterations, Renovations or Repairs that involve accessing the building envelope shall comply with either the Prescriptive or Performance Options (#10 or #11) below.
10. Prescriptive Option for Alterations, Renovations or Repairs. The affected portion of the building envelope shall comply with the Prescriptive Option for Residential Additions (#7) above, or shall fully fill existing cavities with insulation material of not less than R-3.5 per inch.
11. Performance Option for Alterations, Renovations or Repairs. The performance approach of new construction may be followed with the following HERS rating requirements:
  - a. For units with a conditioned space of less than 2,000 s.f., a HERS rating of 85 or less is required.
  - b. For units with a conditioned space of 2,000 s.f. or more, a HERS rating of 80 or less is required.
  - c. Compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist.



Severini Residence

23 Howe Rd.  
Newton, MA

Alt Second Floor  
& Attic Floor Plans

SCALE: As Noted

ISSUED / DRAWN BY \_\_\_\_\_

08/15/2016

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8/12/2016	△	
1/12/2017	△	
3/20/2017	△	
11-13-17		
11-20-17		

JOB NO: 08004

SHEET NUMBER  
**A2**





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Severini Residence

23 Howe Rd.  
Newton, MA

All Elevations

SCALE: As Noted

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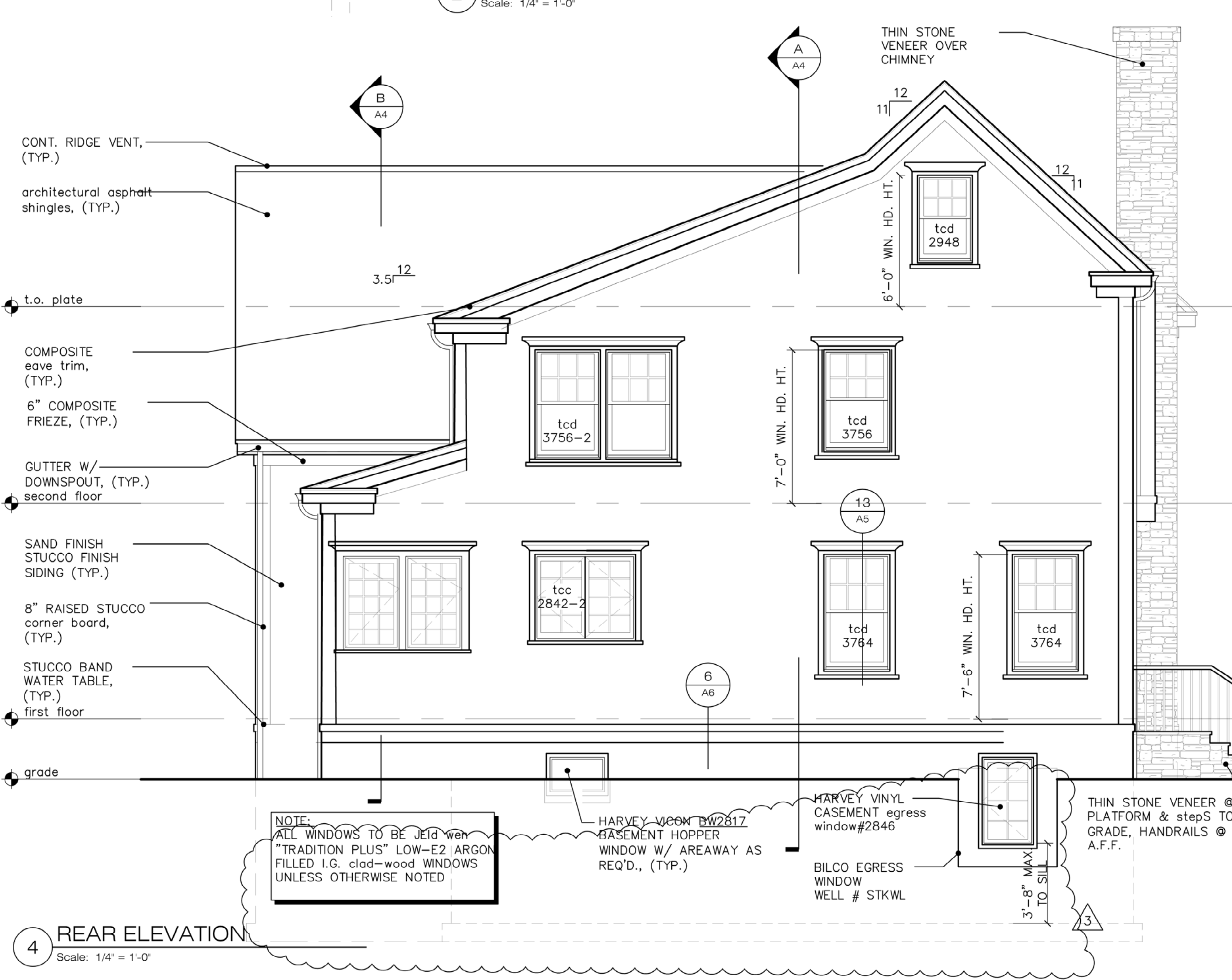
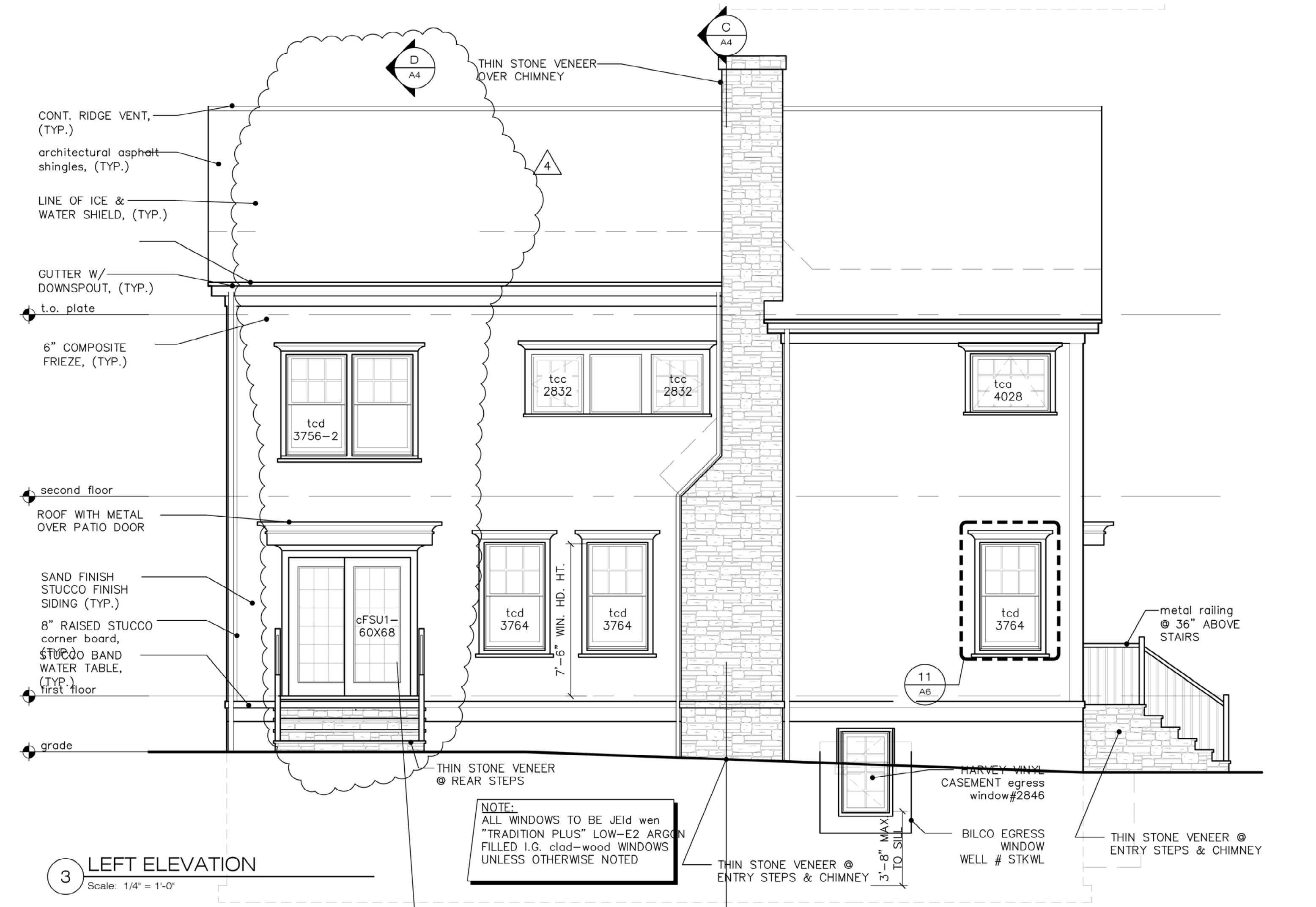
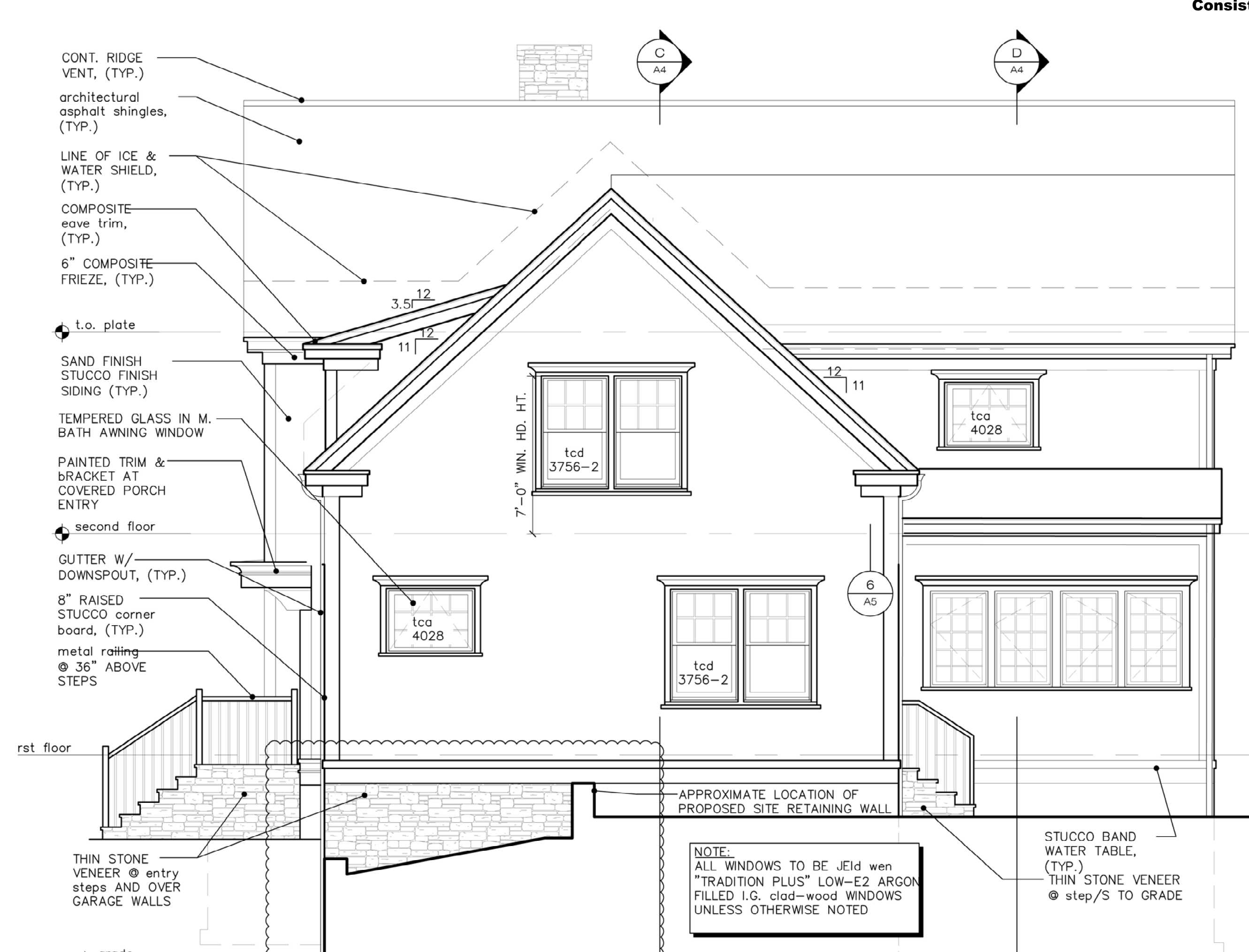
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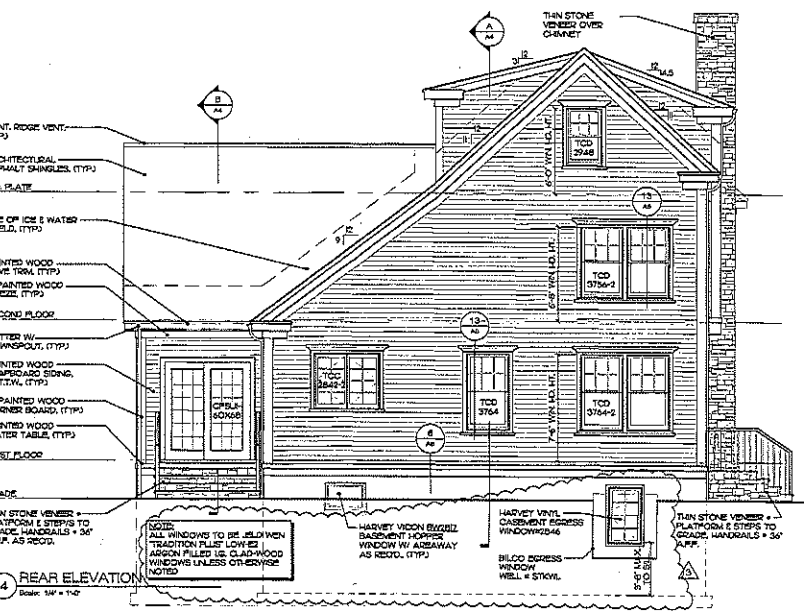
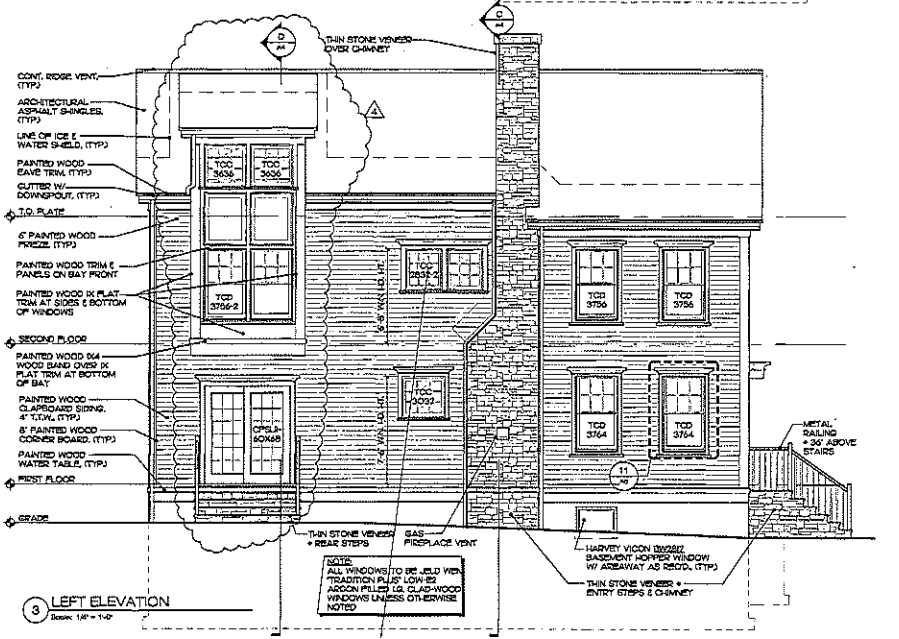
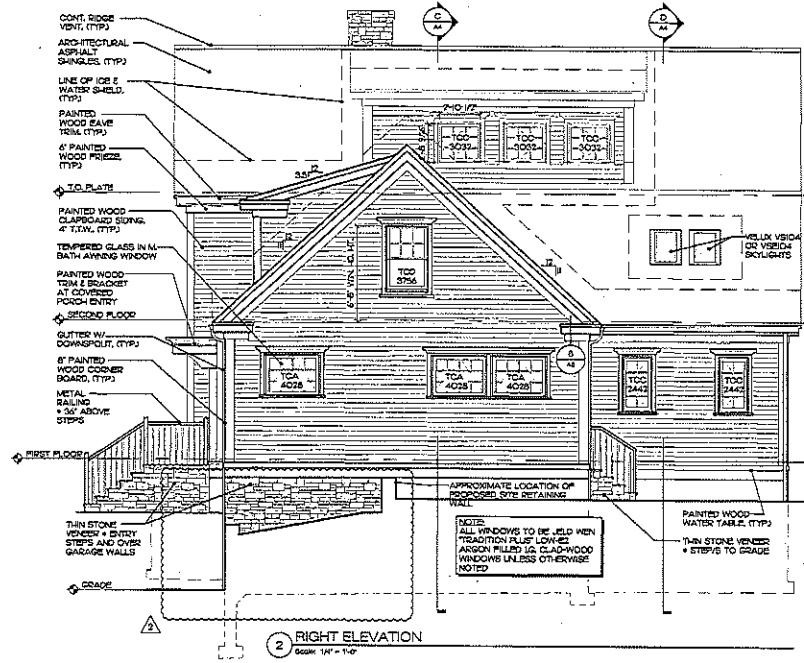
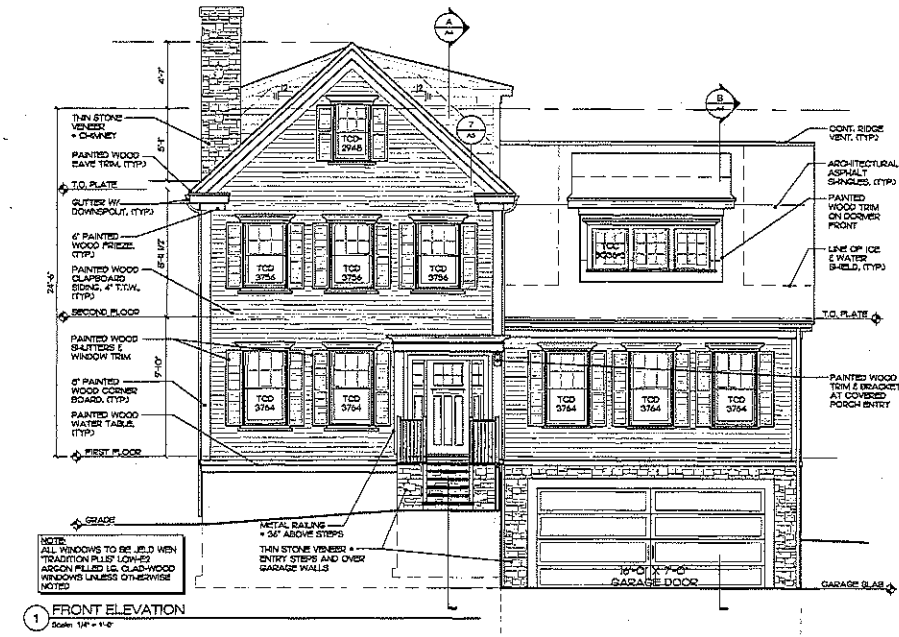
JOB NO: 08004

SHEET NUMBER

A3

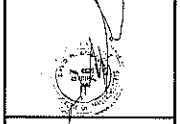


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Severini Residence

23 Howe Rd.  
 Newton, MA

Elevations

SCALE: As Noted
ISSUED / DRAWN BY
08/15/2016
REVISIONS / REVISED BY
01/22/2017
02/22/2017

JOB NO: 08004

SHEET NUMBER  
**A3**

# Approved Plans per #129-16

Consistency Ruling (#129-16) - 23 Howe Road - Approved Plans

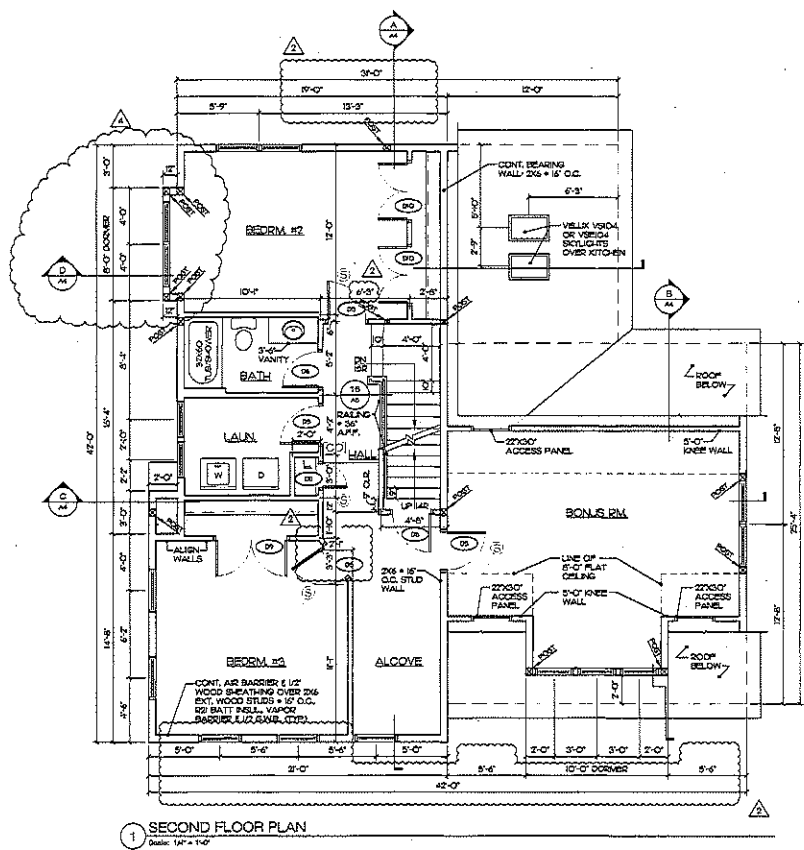
**MASSACHUSETTS STRETCH ENERGY CODE Notes:**

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4. All new construction of Residential Units with total conditioned space of 3,000 s.f. and above shall have a HERS rating of 85 or less.
5. All new construction shall demonstrate compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist.
6. Residential Additions shall comply with either the Prescriptive Option or Performance options (#7 or #8) below.
7. Prescriptive Option for Residential Additions shall conform to the most recent Energy Star for Homes Prescriptive Builders Option Package (BOP) and shall demonstrate compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist and shall meet or exceed the building insulation requirements of IECC 2009.
8. Performance Option for Residential Additions shall follow HERS ratings for new construction (#2 or #3 and #5) above.
9. Alterations, Renovations or Repairs that involve accessing the building envelope shall comply with either the Prescriptive or Performance options (#10 or #11) below.
10. Prescriptive Option for Alterations, Renovations or Repairs. The affected portion of the building envelope shall comply with the Prescriptive Option for Residential Additions (#7) above, or shall fully fill existing cavities with insulation material of not less than R-3.5 per inch.
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  - b. For units with a conditioned space of 2,000 s.f. or more, a HERS rating of 80 or less is required.
  - c. Compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist.

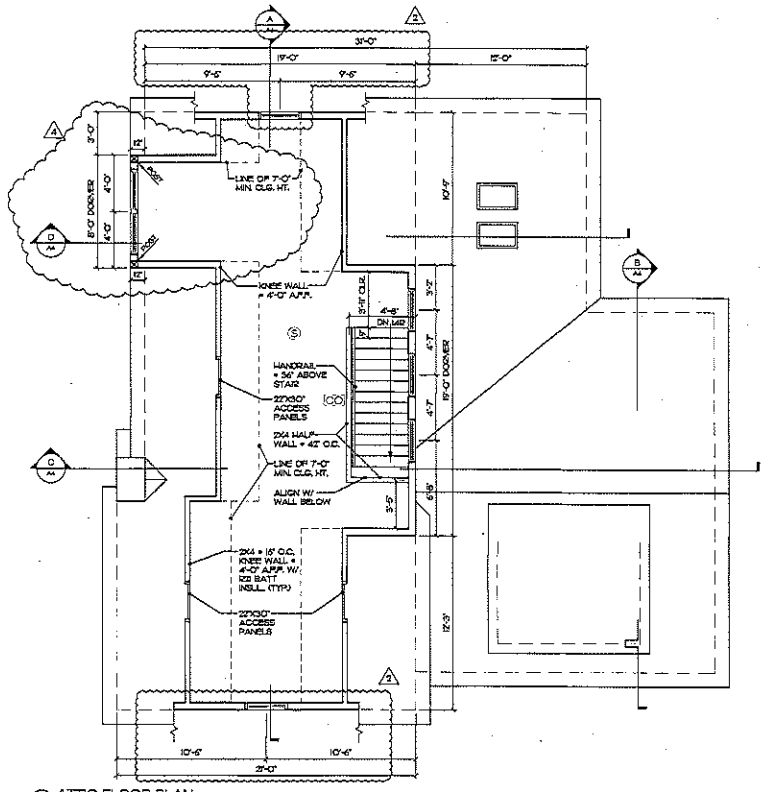
REFER TO PLAN WORKSHEET	
BUILDING S.F.	3,045.20 (S)
FIRST FLOOR	1,895 S.F.
SECOND FLOOR	1,026 S.F.
TOTAL	2,921 S.F.
ATTACHED 7' C.L.	284 S.F.
AVERAGE	521 S.F.

STANDARD	
(S)	SMOKE DETECTOR (PHOTO-ELECTRIC)
(C)	CARBON MONOXIDE DETECTOR
(H)	HEAT DETECTOR



1 SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



2 ATTIC FLOOR PLAN  
Scale: 1/4" = 1'-0"



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Severini Residence

23 Howe Rd.  
Newton, MA

Second Floor  
& Attic Floor Plans

SCALE:	As Noted
ISSUED / DRAWN BY:	08/15/2013
REVISIONS / REVISED BY:	01/22/2018 1/15/2017 3/22/2017

JOB NO: 08004

SHEET NUMBER  
**A2**

Approved Plans

GENERAL NOTES

1. FOUNDATIONS
  - A) ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 PSF PER SQUARE FOOT.
  - B) THE BOTTOM ELEVATION OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW OUTSIDE FINISH GRADE. LOWER FOOTINGS AS REQUIRED TO REACH ACCEPTABLE BEARING.
  - C) THOROUGHLY COMPACT THE BOTTOM OF EXCAVATIONS PRIOR TO POURING FOOTINGS.
  - D) ALL FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON BOTH SIDES TO PREVENT UNBALANCED LOADINGS.
  - E) ALL BACKFILL USED INSIDE THE BUILDING SHALL BE WELL GRADED GRAVEL, THOROUGHLY COMPACTED IN 8" LAYERS. ON-SITE MATERIAL MAY BE USED IF ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
  - F) ALL CONCRETE SHALL BE PLACED IN DRY EXCAVATIONS. PUMP AWAY GROUND WATER AS REQUIRED.
2. CONCRETE
  - A) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
  - B) MAXIMUM ALLOWABLE SLUMP OF CONCRETE SHALL NOT EXCEED 4".
  - C) ALL CONCRETE WORK SHALL COMPLY WITH ALL SPECIFICATIONS.
3. REINFORCING STEEL
  - A) ALL REINFORCING STEEL SHALL BE ASTM A63, GRADE 60 AND SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST AIAI SPECIFICATIONS.
  - B) WELDED WIRE FABRIC (W/WF) SHALL BE ASTM A-65, LAP ALL SPICES AT MINIMUM 6" BELOW TOP OF SLAB OR 12" BELOW TOP OF CONCRETE PLACEMENT.
  - C) ALL HORIZONTAL RODS ARE CONTINUOUS. THE LENGTH OF ALL LAP SPICES SHALL BE AS REQUIRED FOR CLASS B TENSION SPICES PER THE LATEST AIAI CODE REQUIREMENTS UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS. PROVIDE CORNER RODS AS DETAILED ON THE CONTRACT DRAWINGS.
  - D) PROVIDE A CLEAR COVER FROM REINFORCING STEEL TO ADJACENT CONCRETE SURFACES AS FOLLOWS:
    - 1) 2" BOTTOM OF FOOTING, 3"
    - 2" PERIS AND WALLS
    - 3) 1 1/2" EXCEPT AT 16" AND LARGER BARS
 THESE DIMENSIONS SHALL BE CONSIDERED ACTUAL AND ARE NOT TO BE ADJUSTED IN EITHER DIRECTION.
  - E) ALL REINFORCING RODS AND W/WF SHALL BE SECURED IN PROPER POSITION ON CHAIRS OR BOLSTERS AS MANUFACTURED BY RICHMOND SCREW ANCHOR CO. OR APPROVED EQUAL.

**DOOR SCHEDULE**

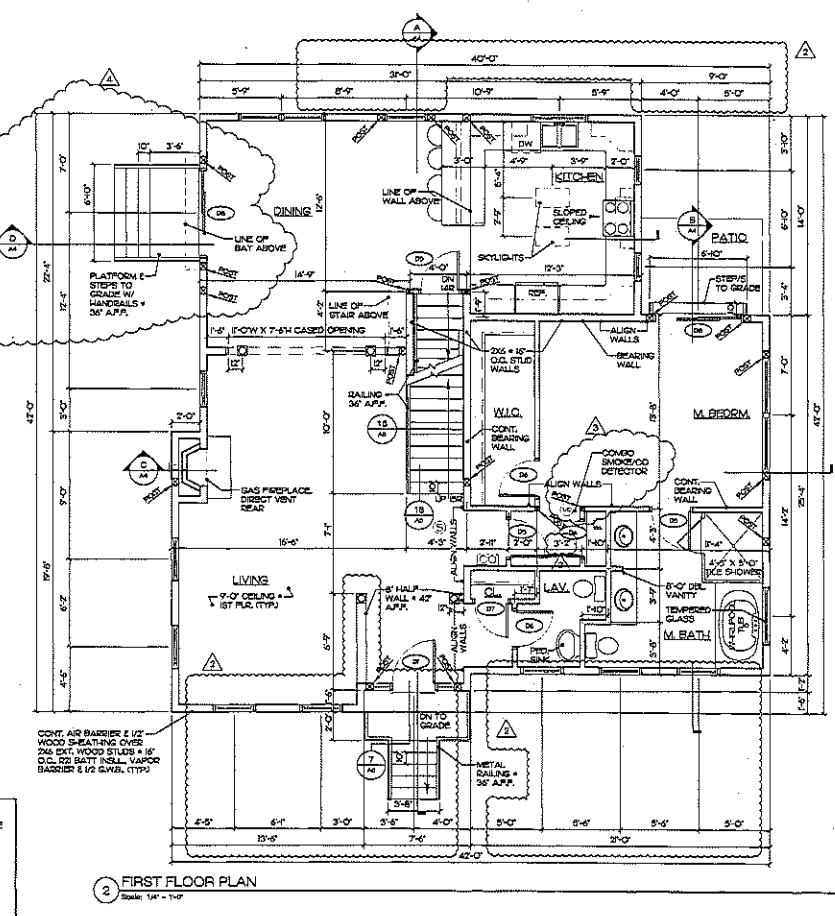
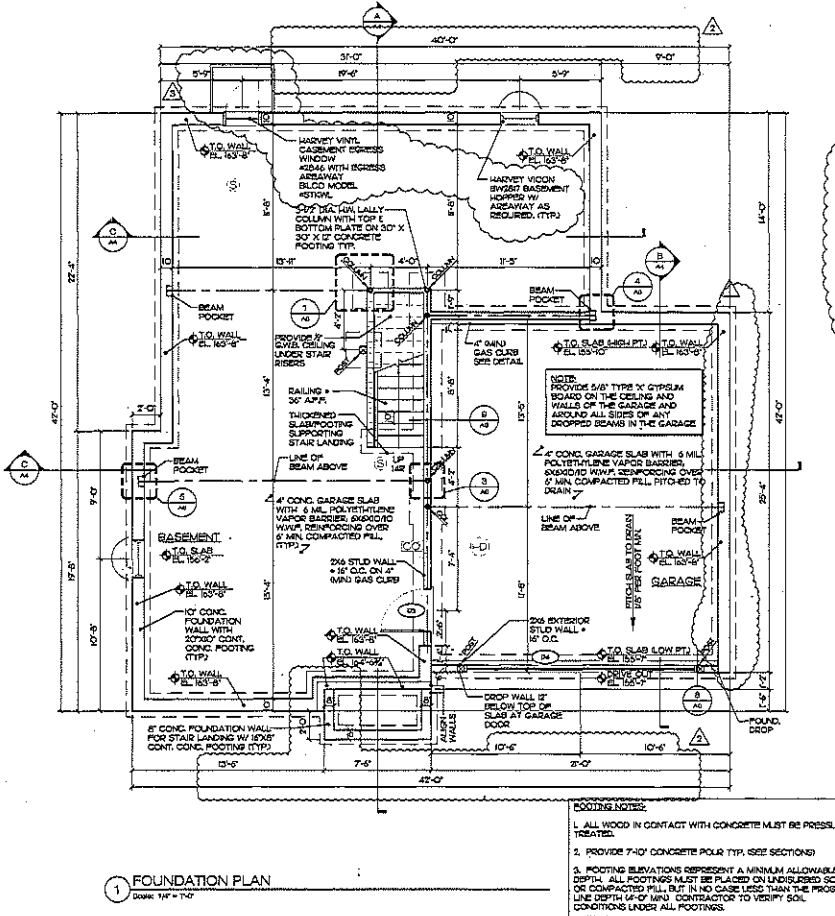
NUMBER	TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	REMARKS
D1	ENTRY	M/TUNGSTAL	3'-0"	6'-8"	1 3/4"	1. 1/2" DOWN W/ 2" OR SIM W/ 2" S&S SIDELITES
D2	ENTRY	M/TUNGSTAL	3'-0"	6'-8"	1 3/4"	GARAGE MAN DOOR
D3	SINGLE	M/TUNGSTAL	3'-0"	6'-8"	1 3/4"	20 MIN. RATED W/ S&S CLOSING LEAVES
D4	GARAGE	M/TUNGSTAL	10'-0"	7'-0"	1 1/2"	METAL OVERLAP DOOR
D5	SINGLE	WOOD	7'-6"	6'-8"	1 3/8"	
D6	SINGLE	WOOD	7'-6"	6'-8"	1 3/8"	
D7	SINGLE	WOOD	7'-6"	6'-8"	1 3/8"	
D8	SLIDER	W/ GLASS	6'-0"	6'-8"	1 3/4"	1/2" W/ 1" FRENCH VIEW CLAD PATIO DOOR
D9	DOUBLE	WOOD	23'-2"	6'-8"	1 3/8"	
D10	DOUBLE	WOOD	13'-2"	6'-8"	1 3/8"	
D11	SINGLE	WOOD	1'-8"	6'-8"	1 3/8"	

**REFER TO PAR W/ 205-111**

FLOOR	AREA
FIRST FLOOR	1,945 S.F.
SECOND FLOOR	1,284 S.F.
TOTAL	3,229 S.F.
ATTIC OVER 7 CLG.	304 S.F.
GARAGE	304 S.F.

**SYMBOLS**

- SMOKE DETECTOR PHOTO-ELECTRIC
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR



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Severini Residence

23 Howe Rd.  
Newton, MA

Foundation  
& First Floor Plans

SCALE: As Noted

ISSUED / DRAWN BY	08/16/2018
REVISED / REVISED BY	07/2018
	8/1/2018
	1/12/2017
	3/29/2017

JOB NO: 08004

SHEET NUMBER

**A1**



# Consistency Ruling (#129-16) - 23 Howe Road

#129-16  
23 Howe Road

CITY OF NEWTON  
IN CITY COUNCIL

June 6, 2016

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to increase the Floor Area Ratio (FAR) to .62, where .44 is the maximum allowed by-right, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Marc Laredo:

1. The proposed FAR of 0.62, where .44 is the maximum allowed by-right, is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood (§3.1.9 and §7.3) for the following reasons:
  - a. The site is a corner lot with two frontages and the proposed structure allows a setback in excess of the required side-yard setback. The proposed new residence meets all other dimensional regulations;
  - b. The FAR is due, in part, to a below-grade garage that is counted toward the FAR; and
  - c. The two-car garage will remove vehicles from view;

PETITION NUMBER: #129-16

PETITIONER: Richard Severini

LOCATION: 23 Howe Road, on land known as Section 81, Block 11A, Lot 37, containing approximately 6,591 square feet of land

OWNER: Richard Severini

ADDRESS OF OWNER: 7 Harvey Street  
Cambridge, MA 02140

TO BE USED FOR: Single Family Dwelling

CONSTRUCTION: Wood frame

RECEIVED  
Newton City Clerk  
2016 JUN -8 AM 10:52  
David A. Olson, City Clerk  
Newton, MA 02445

EXPLANATORY NOTES: §3.1.9 and §7.3, to construct a single family dwelling with an FAR exceeding the maximum allowed by-right

ZONING: Single Residence 2 district

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
  - a. Proposed Site Plan, signed and stamped by Joseph R. Porter, surveyor, dated 7/8/2009, Revised 8/25/2009 AND 8/26/2015 consisting of two sheets:
    - i. Topographic Site Plans
    - ii. Detail Sheet
  - b. Architectural Plans and Elevations, signed and stamped by Joseph J. Walsh, Architect, dated 9/25/2009 Revised 4/7/2006
  - c. The plans referenced in subparagraphs 'a' and 'b' above shall be revised to show a reduction in the overall width of the house from 44' to 42' by reducing the width of both the garage and the main part of the house from 22' to 21' with a corresponding decrease in the width of the floors above in order to achieve at least a 10' side setback to the west.
  - d. The plans referenced in subparagraphs 'a' and 'b' above shall also be revised to show a reduction in the width of the shed dormer in the attic by 4.5'.
2. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
  - a. Recorded a certified copy of this order for the approved Special Permit/Site plan with the Registry of Deeds for the Southern District of Middlesex County.
  - b. Filed a copy of such recorded order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
  - c. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division approving the final site plan, including;
    - i. A statement from the Engineering Division certifying that the proposed infiltration system on-site has adequate capacity to handle all storm water runoff from the site, as well as the ability to dispose of any additional runoff generated by the proposed development up to and including the runoff from a one hundred (100) year storm.
  - d. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
3. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:

- a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect certifying compliance with Condition #1, including the as FAR of the structure.
- b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a licensed land surveyor.
- c. Filed with the Clerk of the Council, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.

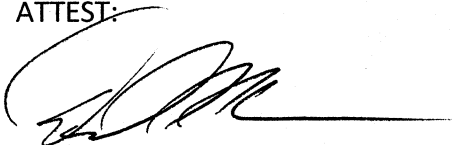
Under Suspension of Rules

Readings Waived and Approved

22 yeas 0 nays 2 absent (Councilors Ciccone and Norton)

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on June 8, 2016. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:



(SGD) DAVID A. OLSON, City Clerk  
Clerk of the City Council

I, David A. Olson, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty Days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on 6/8 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



(SGD) DAVID A. OLSON, City Clerk  
Clerk of the Council