

Linda M. Finucane

From: Virginia Martin <ginna.martin@me.com>
Sent: Tuesday, March 17, 2015 7:02 AM
To: Ann Salk Rosenberg
Cc: David A. Olson; jrice@tsnn.com; Brian E. Yates; Linda M. Finucane; Marc C. Laredo; Gregory J. Schwartz; Susan Albright; James R. Cote; Deborah J. Crossley; John W. Harney; Richard Lipof; Scott F. Lennon
Subject: Re: 143 lincoln St

Dear Land Use Committee,

The Martin Family (126 Lincoln Street) absolutely agrees with all of the points stated below!

Having just invested last Fall in re-painting our Victorian 2-family to match the quality of homes in the neighborhood we believe it would be fundamentally unfair and lacking in responsibility for Newton's Land Use Committee to overlook grounds for denial of the petition for 143 Lincoln St.

Please work with us to maintain the standards of the neighborhood according to established Land Use regulations.

I am not able to attend tonight's meeting, but am including my phone # below. Thank you for your careful consideration.

And Happy St Patrick's Day! ☐
Ginna Martin
617.835.4246

Sent from my iPhone

On Mar 17, 2015, at 12:28 AM, Ann Salk Rosenberg <arosenberg1@comcast.net> wrote:

Dear Land Use Committee,
With all due respect for your hard work we respectfully request you deny the petition for 143 Lincoln St.

The property does not fit in the neighborhood and will be detrimental to the neighborhood we all cherish. It is more than doubling in size plus 371 square feet. It is 2,448 square feet and it will be 5,267 square feet with a FAR of .45. It already is non-conforming 2 family. This will set a very bad precedent in this Historic neighborhood.

In reading the rules on the construction it appears to be that this falls into several categories for a denial Section 30-8 and Section 30-21a) Alteration, reconstruction, extension or structural change to a single or two-

family residential structure **which does not increase the nonconforming nature of said structure** Use regulations for Single Residence District

Section 30-15 An increased FAR may be allowed by special permit **if the proposed structure is consistent with and not in**

derogation of the size, scale and design of other structures in the neighborhood.

Section 30-24 **The use as developed and operated will not adversely affect the neighborhood;** This certainly does not add to the public convenience and welfare for the granting of a special permit. It does adversely affect the neighborhood

It should be denied because it doesn't comply to the ordinances.

The design is not Victorian and frankly it looks like a boarding house with parking for an army. Why 6 spaces? Why all artificial materials.

From the front elevation on Lincoln /South you see 3 sets of decks and railings.

From the South elevation on Mounfort St/East you see 3 sets of decks and railings .

From the West elevation you see three sets of decks and railings.

From the North elevation you see three sets of decks and railings.

There are 9 doors not counting the garage.

1 half in the basement and half in the first floor

5 on the first floor

1 on the 2nd floor

2 on the 3rd floor

The height in the third floor is still able to be used as a rooms at 6' 8". The new cellar with a bath and 9 foot ceilings is still able to be used as a room.

Not only is it way over the FAR there is room after completion to add more finished spaces.

This is a rental property and has been for the 20 years we have lived here. We would be glad to see this built as a restored Victorian by not increasing the house size and fitting the design into the original footprint. This owner is not inclined to do this. There has been 3 or 4 sets of plans without improvement to warrant an approval .

We have spoken to over 20 neighbors and not a one wants to see this approved. I think this is a loud and clear message from people who love, protect, care for and live in Newton Highlands.

Thank you,

Ann and Larry Rosenberg

153 Lincoln St

Newton Highlands MA 02461