

**Explanatory Remarks**  
**15 Larchmont Ave, Newton**

The applicant seeks a special permit to construct a two story rear addition consisting of 571 sf of additional basement space to be used as a garage and 571 sf of additional first floor space to be used for an expanded kitchen and family room. A special permit is required because it is an existing non-conforming structure relative to the number of stories and because the new addition will increase the FAR from .35 to .48 which will exceed the allowable FAR of .41.

It is worth noting that both of these issues are a direct result of the site topography which slopes down significantly from elevation 108 at the street to elevation 101 at the rear of the structure. This slope causes the basement to count as a full story which in turn causes the full basement square footage to count toward the FAR calculations (as opposed to half of the “mass below first story” as listed in section 3b of the FAR calculation worksheet).

The proposed addition is on the rear of the existing structure and would have no impact on the front elevation. The architecture of the proposed addition is in keeping with the vernacular of the home and the neighborhood. The peak of the rear addition would be 12’ below the peak of the existing roof, and the width of the rear addition would be 9’ less than the width of the existing home, further hiding it from public view. The resulting lot coverage (18.1%) will be far below the maximum allowed (30%), and the resulting open space (62.1%) will far exceed the minimum required (50%).

The property already has significant screening as documented in the landscape plan. This existing screening includes an 8’ high continuous hedge row along the eastern property line, and a 6’ high solid stockade fence along the southern (rear) and western property lines. There are also two mature maple trees and numerous shrubs on the property. The neighbors on the eastern side have submitted an email (included in this packet) indicating that they feel this hedge row is sufficient.

477.14

**From:** Ryan, John [<mailto:john.c.ryan@philips.com>]  
**Sent:** Monday, December 01, 2014 12:26 PM  
**To:** Curtis, Janna GZ/US  
**Cc:** [ronaldcur@msn.com](mailto:ronaldcur@msn.com)  
**Subject:** RE: Information required for special permit application.

Hi Janna,

As we mutually agreed earlier, the existing shrubs between our 2 properties are approximately 8 feet high, run the length of the property line, and provide sufficient screening. Please let me know if the town needs further elaboration.

Thanks,  
John

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