



CITY OF NEWTON, MASSACHUSETTS
PETITION FOR SPECIAL PERMIT

DAWNE VOGT AND JOHN RYAN
21 LARCHMONT AVENUE, NEWTON, MA 02468

DATE: JUNE 6, 2014

PROPERTY OWNER: DAWNE VOGT AND JOHN RYAN
21 LARCHMONT AVENUE, NEWTON, MA 02468

RECEIVED
Newton City Clerk
2014 JUN -9 AM 9:55
David A. Olson, CMC
Newton, MA 02459

THE APPLICANT REQUESTS A SPECIAL PERMIT TO INCREASE THE MAXIMUM STORY REQUIREMENT OF THE NEWTON REVISED ZONING ORDINANCES, SECTION 30-15 TABLE ONE AND FOR AN INCREASE IN THE ALLOWABLE FAR ABOVE AND BEYOND WHAT IS OF RIGHT.

THE PROPOSED DESIGN CONFORMS TO ALL REQUIRED SETBACKS. THE PROPOSED ADDITION DOES NOT INCREASE THE HEIGHT OF THE EXISTING STRUCTURE.

THE PROPERTY IN QUESTION – 21 LARCHMONT – IS BUILT INTO A STEEP SLOPE SUCH THAT THE REAR OF THE PROPERTY WHERE WE ARE PROPOSING AN ADDITION IS A WALK-OUT BASEMENT. WE ARE PROPOSING AN ADDITION THAT WOULD EXTEND THE FIRST FLOOR, AS WELL AS THE SECOND FLOOR AND THE BASEMENT BELOW. BECAUSE THE SITE HAS A SIGNIFICANT SLOPE TO IT, THE EXISTING (AND PROPOSED) BASEMENT IS CONSIDERED A FIRST FLOOR ACCORDING TO THE NEWTON ZONING ORDINANCE. THE AVERAGE GRADE AROUND THE EXISTING BASEMENT IS LOWER THAN THE MIDPOINT BETWEEN THE FLOOR AND CEILING OF THE BASEMENT LEVEL.

THAT AFFECTS US IN TWO WAYS. THE FIRST IS THAT OUR BUILDING IS TECHNICALLY A 3-STORY BUILDING AND THEREFORE OUR ADDITION IS TECHNICALLY A 3-STORY ADDITION, WHICH IS PERMITTED WITH A SPECIAL PERMIT.

THE FAR ISSUE IS A RESULT OF THE SLOPE OF THE SITE AS WELL. IF WE WERE ABLE TO CONSIDER THE BASEMENT A BASEMENT THEN WE WOULD ONLY BE REQUIRED TO COUNT A MAXIMUM OF 50% OF THE SQUARE FOOTAGE OF THE BASEMENT AND WE WOULD HAVE AN FAR OF .40, WHICH IS BELOW THE ALLOWABLE FAR OF .42. HOWEVER, SINCE WE MUST COUNT THE ENTIRE BASEMENT WE HAVE AN FAR OF .48, WHICH IS ABOVE THE ALLOWABLE FAR AND REQUIRES A SPECIAL PERMIT.

THE PROPOSED ADDITION IS HIDDEN FROM THE STREET, AND WELL IN KEEPING WITH THE EXISTING ADDITIONS IN THE REAR OF NEIGHBORING PROPERTIES. MANY OF THE ABUTTING PROPERTIES ALREADY HAVE ADDITIONS THAT WOULD HAVE HAD THE SAME ISSUE, SO IT IS WELL IN KEEPING WITH THE DESIGN AND SCALE OF THE NEIGHBORHOOD.

15 LARCHMONT AVENUE
THREE STORIES



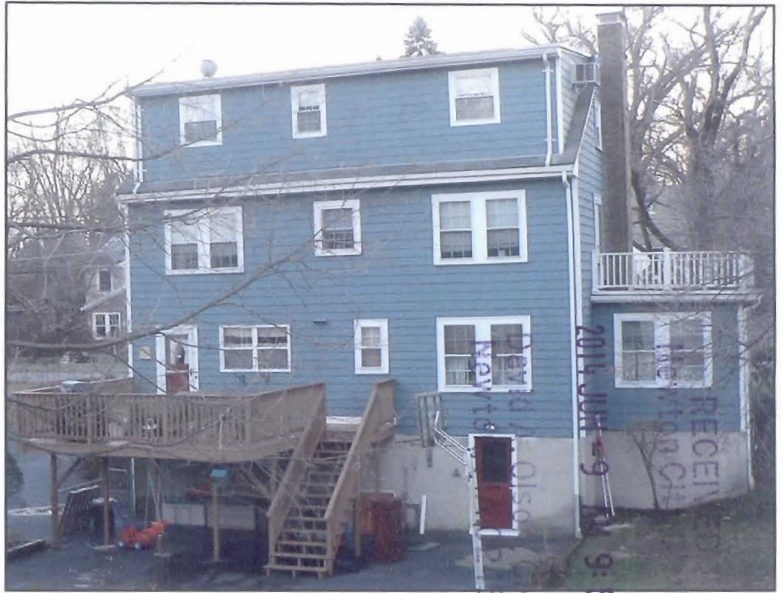
25 LARCHMONT AVENUE
THREE AND A HALF STORIES



95 LARCHMONT AVENUE
TWO STORIES



103 LARCHMONT AVENUE
THREE AND A HALF STORIES



726 CHESTNUT STREET
THREE STORIES



736 CHESTNUT STREET
TWO STORIES



DAWNE VOGT AND JOHN RYAN
21 LARCHMONT AVENUE
NEWTON, MA

DN 20



PREPARED BY:
MAYER + ASSOCIATES
ARCHITECTS
1319 BEACON STREET
BROOKLINE, MA 02446