

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF NEWTON
Massachusetts

INTER-OFFICE CORRESPONDENCE

DATE: January 8, 2021

TO: Land Use Committee of the City Council

FROM: Barney S. Heath, Director of Planning and Development
Neil Cronin, Chief Planner for Current Planning
Michael Gleba, Senior Planner

SUBJECT: **Petition #400-20- 727 Centre St.**

Background

The petitioners propose to construct two additions that would add 622 square feet to the dwelling's nonconforming third story. The proposed work requires a special permit per Section 7.8.2.C.2 to extend the dwelling's nonconforming third floor and increase the nonconforming floor area ratio (FAR) from 0.45 to 0.50 where the maximum of 0.35 is allowed.

Update

The petitioner has submitted modified architectural plans entitled "727 Center St, Newton MA," dated September 10, 2019, as revised through November 25, 2020.

These plans reflect changes made subsequent to the Land Use Committee's November 10, 2020 public hearing and a subsequent City Council hearing during which concerns were raised concerning the design of the proposed additions. Changes include modifications to the additions' façades and roofs and the location and sizes of windows. No changes to the previously submitted site plan have been proposed.

The Planning Department notes that these recent changes do seem to provide the proposed additions with a more traditional appearance comparable to similar additions.

Previous proposal:



Current proposal:

