

NARRATIVE FOR SPECIAL PERMIT APPLICATION

9 OLD ORCHARD ROAD, CHESTNUT HILL, MA

This narrative is provided as a supplement to the Special Permit Application for the subject property to clarify existing conditions, an active building permit, and proposed changes.

- There is an existing active building permit and construction underway at the subject property which entails a rear addition and removal of the enclosing wall on the left side of the breezeway.
- The work as permitted and under construction as of April 2021 has received approval from Historical.
- In order to obtain building permit, the current scope includes the following two components to maintain the maximum by-right FAR of .28:
 - o Removal of a wall enclosing the breezeway on one side, in order to make both sides open and exclude that area from GFA
 - o Building a flat ceiling in the kitchen addition to avoid an increase in GFA due to “atria” calculation

The request for relief through special permit is as follows:

- 1) KEEP the existing wall of the breezeway as it currently stands (thus count the breezeway towards GFA for purposes of FAR calculation)
- 2) Remove the flat ceiling and create a cathedral ceiling, triggering an increase in GFA due to the atria calculation

With the above two changes, the FAR increases from .28 maximum allowed to .30 as requested on the application.

End of narrative