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April 9, 2021

BY EMAIL

Ms. Nadia Khan
Clerk, Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: 1114 Beacon Street / #71-20

Dear Ms. Khan,

As you know, this project was last in front of the Land Use Committee on March 10, 2020. Since then, my client has revised the footprint and design of the proposed project based on feedback which it had received from the Land Use Committee, neighbors, the Planning Department, and the peer review team. It has also increased the proposed number of condominium units from 27 to 34. Accordingly, enclosed please find revised plans consisting of:

1. Civil Plans entitled "The Beacon" by DGT Associates Surveying and Engineering dated November 5, 2020, revised as of February 11, 2021 consisting of two (2) sheets as follows:
 - a. Proposed Site Layout Plan (Sheet C-1)
 - b. Proposed Site Grading Plan (Sheet C-2)
2. Architectural Plans entitled "The Beacon" by EFN Architects dated February 12, 2021 consisting of four (4) sheets as follows:
 - a. Preliminary Garage (Basement) Plan /First Floor Plan (Sheet 1)
 - b. Preliminary Floor Plans (Sheet 2)
 - c. Building Elevations (Sheet 3)
 - d. Renderings (Sheet 4)

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The revised design eliminates the need for zoning relief for the alteration of the nonconforming front setback and the parking waiver for four stalls. My client will now need special permit relief pursuant to Section 5.1.4.A for 1.25 parking stalls per unit. Thus, my client hereby amends its previously filed special permit application to reflect these changes.

Please feel free to call me if you have any questions respecting the foregoing.

Very truly yours,

Stephen J. Buchbinder

Stephen J. Buchbinder

SJB/mer
Attachments

cc: (By Email, w/attachments)

Ms. Jennifer Caira
Mr. Neil Cronin
Ms. Katie Whewell
Jonah M. Temple, Esquire
John Daghlian, Associate City Engineer
Assistant Fire Chief Gino Lucchetti

Councilor Victoria Danberg
Councilor Alicia Bowman
Councilor Brenda Noel

(By Email, w/out attachments)

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