

# ZAP Hearing, July 9, 2020

## Dan Powdermaker

#88-20

- Moved to Newton in 1967 for the schools
- Brother has a small residential construction company
- Restored, rehabbed, and expanded a number of properties over the last 20 years
  - new systems
  - modern amenities: closets, bathrooms, family rooms, big kitchens, garage parking
- Single, two and three family, conversions of singles to two families
- No tear-downs
- No special permits

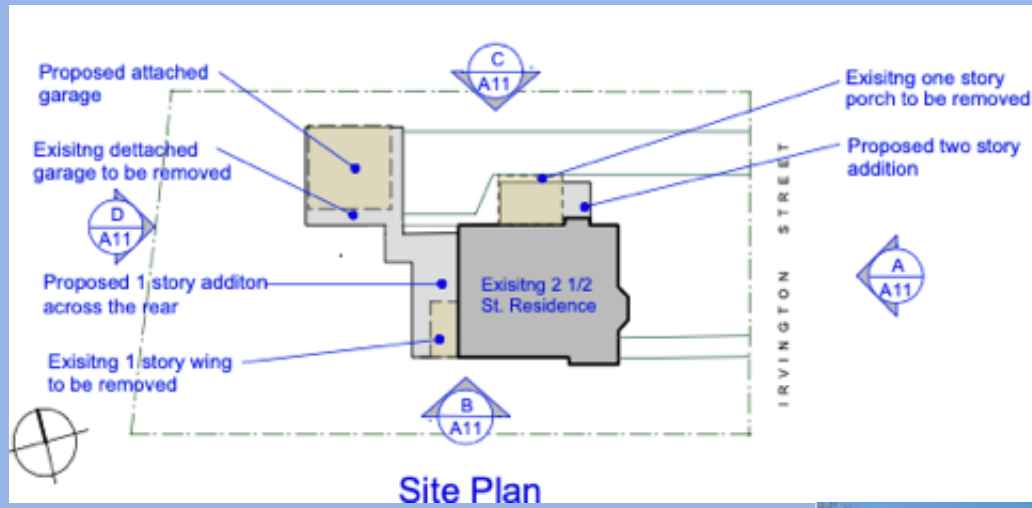


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# 12 Irvington Street, Waban

#88-20



## FAR Calculation:

First Floor:	
Existing	1312.6
Mud/kitchen/garage/stor.	955.2
Second Floor:	
Existing	1280.9
Master bathroom	110.0
Attic:	
Existing	695.3
Basement:	
Less than 4' above grade	00.0
	4,354.0 sf

## Allowable FAR:

SR-2; lot size 12,358 sf; FAR .036 4,449. sf



# 12 Irvington Street, Waban

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## 2016 Project, current zoning

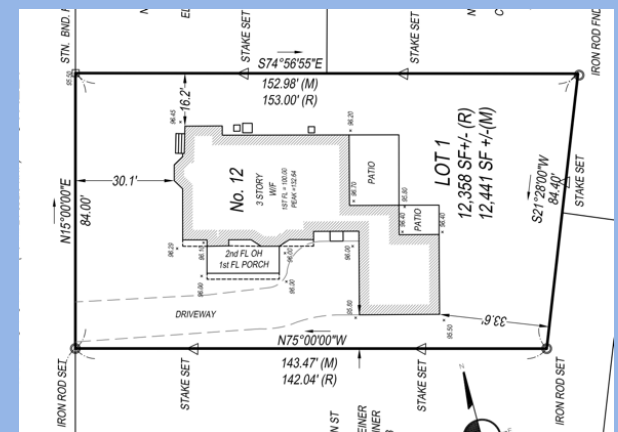
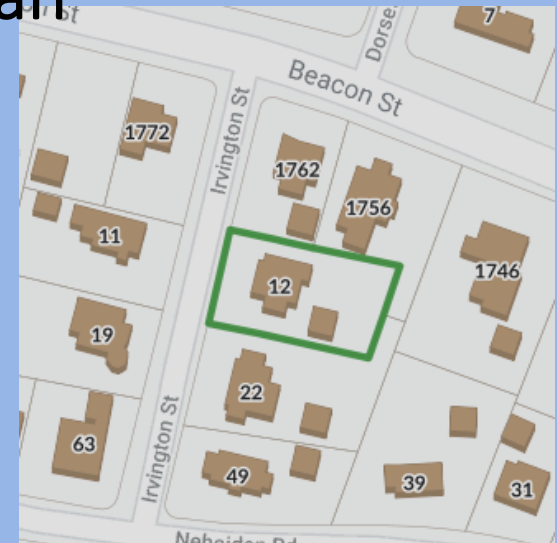
- Lot Coverage from 16.8 to 20.8%
- Open Space from 73.9 to 69%
- Increasing FAR enabled a modern floor plan & connected garage and maintained open space generally consistent with neighboring properties

## New Zoning, R1, House A

- Lot Coverage calculated at 31%, 25% allowed (*patio not included in calc.*)
- Non-conforming existing setbacks – 8.4'
- Redesign options would increase lot coverage, decrease usable open space, decrease value.

## Thoughts

- Building Component approach not a burden
- Change in Lot Coverage creates a burden
  - Patios vs. Decks vs. Lawn
  - People have more cars today
- Setback change creates burden
  - Many existing properties do not comply as is



# 63 Bowdoin Street, Newton Highlands

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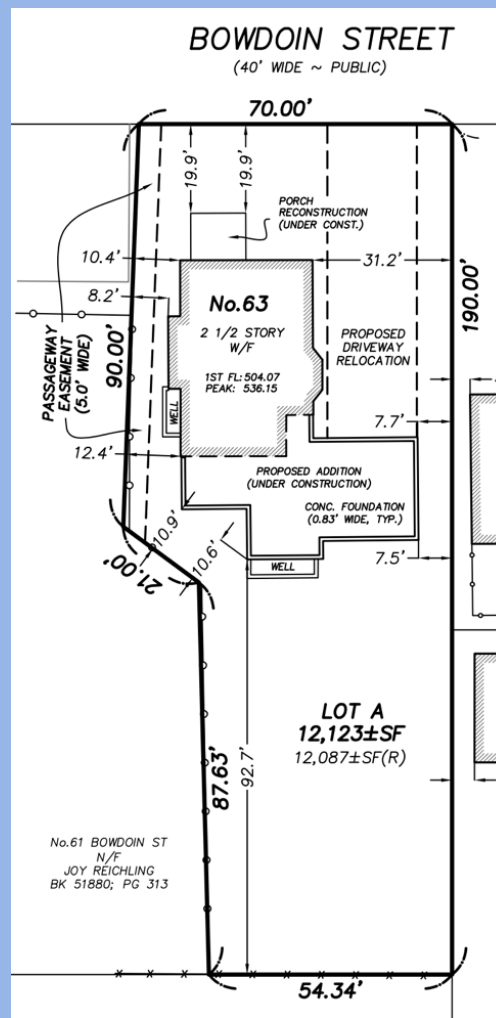
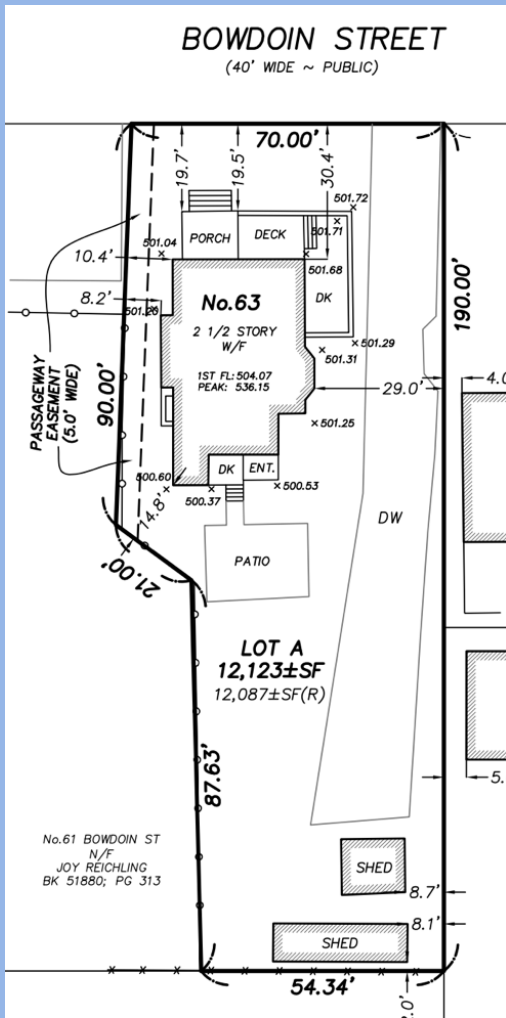


## Thoughts:

- Component approach not a burden
- Change to Lot Coverage is a burden
  - Patios vs. Decks vs. Lawn
- Setback change creates burden
  - Many existing properties do not comply as is
- We could not have paid what we did to purchase this house under the new zoning
  - Impact on family that inherited the house?
- What do buyers want in an expensive house?
- Incentives to tear-down increased

# 63 Bowdoin Street, Newton Highlands

#88-20



## 2018 Project, current zoning

- Lot Coverage from 16.3 to 20.2%
- Open Space from 58.5 to 68.2%

## New Zoning, R2, House B

- Lot Coverage at 31.8%, 30% allowed, (Patio not designed at outset, not included in calculations)
- Setback restriction & viable garage  
- We built 21' wide (external)
- Redesign options detrimental to value, to useable open space, would increase lot coverage, decrease usable open space.

ZONING:	SR2 (OLD)		
DATUM:	ASSUMED		
	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE:	30.0%	16.3%	20.2%
OPEN SPACE:	50.0%	58.5%	68.2%
IMPERVIOUS		4,534±SF 37.4%	3,859±SF 31.8%
AVE. GRADE		501.0	500.8