

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

**CITY OF NEWTON  
Massachusetts**

**INTER-OFFICE CORRESPONDENCE**

**DATE:** February 9, 2018

**TO:** All Members, City Council

**FROM:** Neil Cronin, Senior Planner  
Jennifer Caira, Chief Planner for Current Planning

**SUBJECT:** Consistency Request for Special Permit #129-16, 23 Howe Road

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The petitioner obtained a special permit on June 6, 2016 to exceed the floor area ratio (FAR) to .62, where .44 is the maximum allowed by-right to construct a single-family dwelling. The design plans proposed a contemporary end-gable structure featuring clapboard siding and shed-style dormers to the attic level.

The petitioner has submitted a consistency request to remove the dormers from the attic level, while adding square footage to the first and second floors. Additionally, the petitioner seeks to replace the clapboard siding with stucco and alter some window locations. The proposed plans indicate the FAR would be reduced from .62 to .59 without affecting any other dimensional standard.

After review, the Planning Department believes the changes are inconsistent with the plans approved under Special Permit #129-16. While the proposed changes reduce the massing of the structure, staff believes the redistribution of floor area as proposed, requires an amendment to Special Permit #129-16.

Thank you.

cc: Planning Department Files  
City Clerk Files