

P2

### SPECIAL PERMIT APPLICATION

#### TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

#### PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

#1 Section: 3.4.4.E.1 & Section: 3.4.4.H.1.a, #2 Section 1.5.4.G.2.a, #3 Section: 1.5.4.G.2.b

- PETITION FOR:**
- Special Permit/Site Plan Approval
  - Extension of Non-conforming Use and/or Structure
  - Site Plan Approval

STREET 22 Kirkstall Road

SECTION(S) 220 BLOCK(S) 21

LOT(S) 0047

APPROXIMATE SQUARE FOOTAGE (of property) 33,843 sf

ZONED

TO BE USED FOR: home office

RECEIVED  
 2021 NOV 11 AM 11:20  
 CITY CLERK  
 NEWTON MA 02459  
 WARD 2  
 SR2

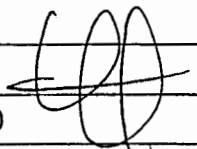
CONSTRUCTION: wd. clad addition to match existing; slab on grade @ rear addition

EXPLANATORY REMARKS: Addition of partial 2nd story to existing detached garage as a home office. (2nd story = 582 sf)  
Addition of 248 sf @ the ground level - rear of garage to include: half bath, kitchenette & storage for home office.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Andrea Zaff

SIGNATURE



ADDRESS 18 Grove Hill Park, Newton MA 02460

TELEPHONE 617-888-0659

Email andrea@zaffarch.com

ATTORNEY -

ADDRESS

TELEPHONE

Email

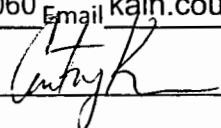
PROPERTY OWNER Brendan J. Smith & Courtney A. Kain

ADDRESS 22 Kirkstall Road, Newton, MA 02460

TELEPHONE 857-234-2060

Email kain.courtney@gmail.com

SIGNATURE OF OWNER



Planning & Development  
Department Endorsement

P2

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**TO THE NEWTON CITY COUNCIL**

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**PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:**

Sections 7.8.2.C.2. Section 3.2.3 Section 3.2.11. Section 1.5.4.G.2.b. Exhibit A attached.

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2021 NOV 11 PM 12:05  
CITY CLERK  
NEWTON, MA. 02459

- PETITION FOR:
- Special Permit/Site Plan Approval
  - Extension of Non-conforming Use and/or Structure
  - Site Plan Approval

STREET 961 Walnut Street WARD \_\_\_\_\_

SECTION(S) 52 BLOCK(S) 014 LOT(S) 0001

APPROXIMATE SQUARE FOOTAGE (of property) 1,588SF ZONED MR1

TO BE USED FOR: Single-family dwelling

CONSTRUCTION: Woodframe construction

EXPLANATORY REMARKS: Please see attached Zoning Relieve Summary.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Oscar Escobar/PropertyVelopment, LLC

SIGNATURE \_\_\_\_\_

ADDRESS 423 America BLVD, Ashland MA 01721

TELEPHONE (617) 669-3507 Email Oscar@PropertyVelopment.com

ATTORNEY \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

PROPERTY OWNER PropertyVelopment LLC

ADDRESS 423 America BLVD, Ashland MA 01721

TELEPHONE (617) 669-3507 Email Oscar@PropertyVelopment.com

SIGNATURE OF OWNER 

Planning & Development  
Department Endorsement

# 22-22

PD

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### SPECIAL PERMIT APPLICATION

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2021 DEC 13 AM 11:03

TO THE NEWTON CITY COUNCIL

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PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

CITY CLERK  
NEWTON, MA. 02459

- PETITION FOR:  Special Permit/Site Plan Approval  
 Extension of Non-conforming Use and/or Structure  
 Site Plan Approval

STREET 265 Upland Avenue WARD 8

SECTION(S) 83 BLOCK(S) 027 LOT(S) 0028

APPROXIMATE SQUARE FOOTAGE (of property) 25,000 ZONED SR2

TO BE USED FOR: Retain 4-car garage spaces (2-car detached and 2-car attached) on the property.

CONSTRUCTION: N/A

EXPLANATORY REMARKS: N/A

RECEIVED  
2021 DEC 13 PM 1:16  
CITY CLERK  
NEWTON, MA 02459

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Marco Rotondo and Jennifer Behr

SIGNATURE /s/ Marco Rotondo & /s/ Jennifer Behr

ADDRESS 265 Upland Avenue, Newton Highlands MA 02461

TELEPHONE 603-475-5859 Email rotondo@ipuraconsulting.com

ATTORNEY \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

PROPERTY OWNER Marco Rotondo and Jennifer Behr

ADDRESS 265 Upland Avenue, Newton Highlands MA

TELEPHONE 603-475-5859 Email rotondo@ipuraconsulting.com

SIGNATURE OF OWNER /s/ Marco Rotondo & /s/ Jennifer Behr

Planning & Development  
Department Endorsement

PD

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**PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:**  
The existing FAR of the dwelling is .35 where .36 is the maximum allowed per section 3.1.3 and 3.1.9.

The proposed work will increase the FAR to .39, thus requiring a special permit.

RECEIVED  
Newton City Clerk  
2011 NOV 29 AM 10:01

- PETITION FOR:  Special Permit/Site Plan Approval  
 Extension of Non-conforming Use and/or Structure  
 Site Plan Approval

STREET 14 Crystal St WARD 6  
SECTION(S) \_\_\_\_\_ BLOCK(S) 62007 LOT(S) 0008  
APPROXIMATE SQUARE FOOTAGE (of property) 11,640 ZONED SR2  
TO BE USED FOR: Single family residence

CONSTRUCTION: Wood frame

EXPLANATORY REMARKS: The existing garage is made of concrete block, in poor condition and sits within the side yard setback. The proposed work would demolish the existing garage and build a new garage with occupied space in the dormered roof area above.  
The benefit of the extra space as a functional garage adjacent to the kitchen with contextual design is very significant while the FAR overage is relatively insignificant (less than 8% of the total house area).

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) Jeff Freedman

SIGNATURE \_\_\_\_\_  
ADDRESS 14 Crystal St. Newton, MA 02459  
TELEPHONE 617-285-1796 Email smallarmyjeff@gmail.com

ATTORNEY \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

PROPERTY OWNER Jeff Freedman  
ADDRESS 14 Crystal St. Newton, MA 02459  
TELEPHONE 617-285-1796 Email smallarmyjeff@gmail.com  
SIGNATURE OF OWNER \_\_\_\_\_

Planning & Development  
Department Endorsement