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# SPECIAL PERMIT APPLICATION

2022 MAR 21 AM 11:56

## 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:

3.1.3. & 3.1.9. Request to exceed FAR and Request to allow 3-story structure.

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

STREET 115 Elinor Road WARD 6/2

SECTION(S) 81 BLOCK(S) 34 LOT(S) 13

APPROXIMATE SQUARE FOOTAGE (of property) 10,253 ZONED SR-3

TO BE USED FOR: Single Family Dwelling

CONSTRUCTION: Wood framed building w/cementitious siding & asphalt roof

### EXPLANATORY REMARKS:

The applicants propose the construction of a single-family home. The property contains both a flood plain and relatively high groundwater. To avoid placing the building in the floodplain dictated the building location in plan and the high groundwater dictated the basement elevation. These factors combined with the site grading means that the proposed basement is technically counted as the first floor. In turn this means that the basement counts fully towards the FAR total and that the building is also a 3-story building even though from the street it presents as a 2-story building with basement.

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) Alan J. Mayer, Mayer + Associates Architects.

SIGNATURE *Alan J. Mayer*

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ATTORNEY \_\_\_\_\_

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PROPERTY OWNER Phoebe & Andrew Lamuda

ADDRESS 33 Paul Street #14, Newton, MA

TELEPHONE 510 717 3951 Email lamuda@gmail.com

SIGNATURE OF OWNER *Andrew Lamuda*

Planning & Development  
Department Endorsement

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NEWTON, MA 02459