

Special Permit Application

SP-22-68

Applicant

👤 Stacey Oliva
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@ stacey@sodesigncollective.com

Location

73-75 RIPLEY ST
Unit MAIN
NEWTON, MA 02459

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, 2017, as amended, or any other sections

true

CITY CLERK
NEWTON, MA, 02459

2022 MAY 10 AM 10:42

RECEIVED

Applicant Information

The individual submitting this application is the agent

Property Owner Information

Name	Address
Mark + Heidi Ingeman/Berkay +Marieta Baykal	73/75 Ripley St
City	State
Newton	MA
Zip Code	Telephone Number
02459	617-510-7130/617 417 0899
Email	
mark_ingeman@yahoo.com/berkay@baykal.us	

Application Information

Petition For	Application Type
Special Permit/Site Plan Approval	Residential
Size of the main parcel (in square feet)	Does this involve multiple parcels?
7200	No
Are you creating any new residential units?	Are you creating gross Floor Area?
No	Yes

Please reference sections of the ordinances from which relief is requested

3.1.3, 3.1.9, 7.8.2.C.2

Please describe proposed project:

The project proposed is to remove the current gable roof structure and rebuild it in a Gambrel style with dormers, to allow the owners to utilize the half story footprint as an expansion of the current living space. Currently the homes each have two very small rear bedrooms in addition to the Primary suite. The goal is to create more generously sized bedroom spaces that will allow for more flexibility in each laout and offer a more suitable work from home set up. The resulting layouts will leave each side having four bedrooms,

Are there any prior special permits and/or variances on the subject property?

Not sure

Has this project been reviewed by historic?

N/A

Has this project been reviewed by conservation?

N/A

Does this petition require a rezoning to the Mixed Use 4 district?

No

Is this petition seeking to create an accessory apartment?

No

Is this petition seeking to create a rear lot subdivision?

No

Is this petition seeking to establish a Marijuana Retailer/Establishment?

No

Does the project involve the creation or substantial alteration of 20,000 sq. ft. or more?

No

Is this petition subject to the Inclusionary Zoning section of the Newton Zoning Ordinance?

No

Does this petition create or alter an outdoor parking facility containing more than five parking stalls?

No

Does this petition increase the amount of impervious surface by more than the lesser of a) four percent of the lot size or b) 400 square feet?

No

Applicant Declaration

Please review the City Council Rules and Orders (<https://www.newtonma.gov/home/showpublisheddocument/27811/637262406217830000>) before signing

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.

true