

Special Permit Application

SP-22-115

Applicant

Michael Huller
617-965-4618
rmdrdk@verizon.net

Location

4 EDGEWOOD RD
WEST NEWTON, MA 02465

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

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CITY CLERK
NEWTON, MA. 02455

Applicant Information

The individual submitting this application is the agent

Property Owner Information

Name	Address
Carmine Senatore	4 Edgewood Road
City	State
Newton	MA
Zip Code	Telephone Number
02465	571-274-6467
Email	
carmine.senatore@gmail.com	

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?
4389	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 1.5.3B/3.1.3/7.8.2C.2 3.1.3/7.8.2C.2

Please describe proposed project:

To create an entry vestibule, there is virtually no storage on 1st floor. Vestibule to be created over existing slab and existing roof. There is not internal connection to the basement. The only connection is a rickety exterior stair. The existing 1 car garage is too small for a normal car. We would like to use that space as play room and family room. Expand foot print to allow for: New 1 car garage at basement level. Interior stair to basement at 1st floor. A small master bedroom at 2nd floor with a bathroom and room for close wardrobes. New deck over garage like one over existing garage.

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

Not sure

Has this project been reviewed by historic?

Yes

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 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