

Special Permit Application

Applicant

Location

SP-22-106

👤 Laurance Lee
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@ llee@rfl-law.com

157 LANGLEY RD
NEWTON CENTRE, MA 02459

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Newton City Clerk
2022 MAY 23 PM 3:07
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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

Applicant Information

The individual submitting this application is the agent

Property Owner Information

| | |
|----------------------|-------------------------|
| Name | Address |
| HG Chestnut Hill LLC | 15 Union St., Suite 3 |
| City | State |
| Boston | MA |
| Zip Code | Telephone Number |
| 02108 | 617-964-7000 |
| Email | |
| llee@rfl-law.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? |
| 14886 | No |
| Are you creating any new residential units? | How many new residential units will be created? |
| Yes | 3 |
| Are you creating gross Floor Area? | |
| Yes | |

Please reference sections of the ordinances from which relief is requested

Sections 3.4.1; 3.2.4; 5.1.7.A; 5.1.13; 6.2.3.B.2; 7.3.3

Please describe proposed project:

The proposed project entails the demolition of existing two-family house and to build a new three-unit residential house.

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

No

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 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?

Yes

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