

**Special Permit Application**

**SP-22-141**

Submitted On: Aug 2, 2022

**Applicant**

Richard Levey  
617-527-5300  
@ rblarchitect@gmail.com

**Location**

35 BRACEBRIDGE RD  
NEWTON CENTRE, MA 02459  
WARD

**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

RECEIVED  
2022 AUG 11 PM 4:56  
CITY CLERK  
100 WORTHEN ST. NEWTON MA 02459

**Applicant Information**

The individual submitting this application is the petitioner

**Property Owner Information**

<b>Name</b>	<b>Address</b>
Andrea Roman	35 Bracebridge Rd
<b>City</b>	<b>State</b>
Newton	Massachusetts
<b>Zip Code</b>	<b>Telephone Number</b>
02459	617-584-2210
<b>Email</b>	
andreajroman@gmail.com	

**Application Information**

<b>Petition For</b>	<b>Application Type</b>
Special Permit/Site Plan Approval	Residential
<b>Size of the main parcel (in square feet)</b>	<b>Does this involve multiple parcels?</b>
11425	No
<b>Are you creating any new residential units?</b>	<b>Are you creating gross Floor Area?</b>
No	Yes

Please reference sections of the ordinances from which relief is requested  
3.13, 3.19, 7.8.2.A.2, 3.4.3.A.1, 7.8.2.C.2, 3.4.3.A.2

Please describe proposed project:

Remove and replace existing garage with larger structure, reconfigure rear deck, interior renovations. Existing garage is existing non-conforming for setback and separation from main dwelling. Existing FAR for property is non-conforming.

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

Not sure

**Has this project been reviewed by historic?**

No

**Has this project been reviewed by conservation?**

No

**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