



Special Permit Application

SP-22-137

Applicant

 Ronald Harding
 617-877-1285
 roneharding@yahoo.com

Location

53 NESHOBIE RD
WABAN, MA 02468

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
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CITY CLERK
RECEPTION DESK 2245

Applicant Information

The individual submitting this application is the property owner

Application Information

Petition For

Special Permit/Site Plan Approval

Application Type

Residential

Size of the main parcel (in square feet)

17173

Does this involve multiple parcels?

No

Are you creating any new residential units?

No

Are you creating gross Floor Area?

Yes

Please reference sections of the ordinances from which relief is requested

3.13, 3.19

Please describe proposed project:

As my wife and I are in our 70's, we planned a renovation to allow us to "age in place" in our existing home in which we have lived for over 40 years. To allow for this our designers are adding a first floor full bathroom (there is none now), creating one level on the first floor, and constructing an addition to replace our existing den (our present den will be easily converted to a bedroom when needed).

We had planned on renovating our existing 80-100 year old garage to allow for access for two cars and replacing the old barn doors, but upon inspection that was not going to be possible due to the condition of the garage. The garage needed to be demolished and will be moved from the former location (a corner of the house blocked access preventing two cars from using the garage). In addition the plan now will raise the grade reducing the 6 steps that were necessary to enter through the rear (side) to a more manageable 2 or 3, which will allow us to use that entry in the future. Replacement of the garage (we are not planning any living space in the garage) brought the FAR above zoning limits (only because the entirety of our 100+ year old basement was included due to the slope of our property)

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

Is this petition seeking to create an accessory apartment?

No

Is this petition seeking to establish a Marijuana Establishment?

No

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

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

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

No

Is this petition seeking to create a rear lot subdivision?

No

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

No

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

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