

**Special Permit Application**

**SP-22-143**

Submitted On: Aug 5, 2022

**Applicant**

Franklin Schwarzer  
7813859706  
@ fschwarzer@sab-law.com

**Primary Location**

1 JACKSON ST  
NEWTON CENTRE, 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

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2022 AUG 18 AM 11:31  
CITY CLERK  
NEWTON MA 02459

**Applicant Information**

The individual submitting this application is the agent

**Property Owner Information**

|                         |                         |
|-------------------------|-------------------------|
| <b>Name</b>             | <b>Address</b>          |
| 345 Boylston Street LLC | 75 Williams Street      |
| <b>City</b>             | <b>State</b>            |
| Chelsea                 | MA                      |
| <b>Zip Code</b>         | <b>Telephone Number</b> |
| 02150                   | N/A                     |
| <b>Email</b>            |                         |
| N/A                     |                         |

**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>             |
| 12512  | No   |
| <b>Are you creating any new residential units?</b> | <b>How many new residential units will be created?</b> |
| Yes  | 4  |
| <b>Are you creating gross Floor Area?</b>          |  |
| Yes  |  |

Please reference sections of the ordinances from which relief is requested

4.1.2.B.3; 4.1.3;7.8.2.C.2; 5.1.3.E; 5.1.4; 5.1.13;7.8.2.C.2; 7.3.3

**Please describe proposed project:**

The petitioner seeks to add four residential units over an existing garage structure.

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

No

**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 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