

**SPECIAL PERMIT APPLICATION**

**TO THE NEWTON CITY COUNCIL**

The undersigned hereby makes application for a 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, 2015, as amended, or any other sections.

**PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:**

4.4.1; 4.1.2.B.1; 4.1.2.B.3; 4.1.3; 5.1.4.A; 5.1.7.A; 5.1.8.B.2; 5.1.13; 7.3; 7.3.3; 7.4; 7.8.2.C.2

**PETITION FOR:**  Special Permit/Site Plan Approval  
 Extension of Non-Conforming Use and/or Structure  
 Site Plan Approval

STREET 1114 Beacon Street WARD 5  
SECTION(S) 54 BLOCK(S) 022 LOT(S) 0004  
APPROXIMATE SQUARE FOOTAGE (of property) 51,745 ZONED BU2  
TO BE USED FOR: 27-unit multi-family dwelling  
CONSTRUCTION: masonry

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NEWTON CITY COUNCIL  
2020 JAN 10 PM 12:04  
David A. Olson, CMC  
Newton, MA 02459

**EXPLANATORY REMARKS:** The petitioner seeks a special permit to allow (1) residential use at the ground floor pursuant to Section 4.4.1; (2) a development of 20,000 square feet or more of new gross floor area pursuant to Section 4.1.2.B.1; (3) a four-story structure up to 48 feet (46.15 feet) in height pursuant to Sections 4.1.2.B.3 and 4.1.3; (4) alteration of a nonconforming front setback pursuant to Sections 4.1.3 and 7.8.2.C.2; (5) an FAR of up to 2.0 (1.142) pursuant to Sections 4.1.2.B.3 and 4.1.3; (6) a waiver of 4 required parking stalls pursuant to Sections 5.1.4.A and 5.1.13; (7) parking in the side setback pursuant to Sections 5.1.7.A and 5.1.13; (6) a waiver of the minimum stall depth requirements pursuant to Sections 5.1.8.B.2 and 5.1.13

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.

**PETITIONER (PRINT)** 1114 Beacon Street LLC

SIGNATURE *Stephen J. Buchbinder*  
By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 220 North Main Street, Suite 105, Natick, MA 01760

TELEPHONE N/A E-MAIL N/A

**ATTORNEY** Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com

**PROPERTY OWNER (PRINT)** 1114 Beacon Street LLC

SIGNATURE *Stephen J. Buchbinder*  
By: Stephen J. Buchbinder duly authorized

ADDRESS 220 North Main Street, Suite 105, Natick, MA 01760

TELEPHONE N/A E-MAIL N/A

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