



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
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(617) 796-1086
www.newtonma.gov

Barney Heath
Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION: _____

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 16 Crehore Dr. CITY/ZIP: Newton Lower Falls 02462
LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 42 20 0006

PROPERTY OWNER INFORMATION

NAME: Hilary + Anders Bialek PHONE: 6174704232 ALT. PHONE: _____
MAILING ADDRESS: 16 Crehore Dr. NLF 02462 E-MAIL ADDRESS: hbialek@gmail.com

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- 1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- 2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X Hilary Bialek _____ 2/6/2020
(Property Owner Signature) (Date)
X Anders Bialek _____ 2/6/2020
(Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Hilary Bialek PHONE: 6174704232 ALT. PHONE: _____
MAILING ADDRESS: 16 Crehore Dr. NLF 02462 E-MAIL ADDRESS: hbialek@gmail.com

X Hilary Bialek _____ 2/6/2020
(Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

PERMIT INTAKE INITIALS
AND DATE STAMP

NOTE: This form **MUST** accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



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REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: _____ PROJECT #: _____

PROJECT ADDRESS: 16 Crehore Dr. Newton Lower Falls

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: 1920

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

Remove sunroom and replace with garage and bedroom above.
Replace family room with new room and bedroom above.
Demolish detached garage.

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- PROOF OF OWNERSHIP OF RECORD
- PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- SITE PLAN
- BUILDING PRODUCT/MATERIAL INFORMATION
- PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION Anders Bialek Anders Bialek 2/6/2020

PROPERTY OWNER: Hilary Bialek Hilary Bialek 2/6/2020

(Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)

REQUEST FOR DEMOLITION REVIEW APPLICATION INSTRUCTIONS

NOTE: This Application **MUST** be accompanied by a General Permit Application.

DEVELOPMENT REVIEW TEAM MEETING: A Development Review Team (DRT) meeting is suggested for any request where other land use permits or reviews may be necessary. During a DRT, City staff from several departments meet with prospective applicants to evaluate new proposals. Many find these meetings to be an efficient way to learn about issues to address early on to ensure a successful project. After the DRT meeting, a checklist for the next steps and handouts further explaining the review and approval process will be provided.

APPLICATION SUBMISSION REQUIREMENTS: An application for demolition review will not be accepted by the Department of Planning and Development (Department) until it is determined to be complete. At time of intake, the Department will determine whether a demolition review is necessary. **Inaccurate information or incomplete applications will delay the review of your project.** The items needed for a complete application include:

FORMS: A completed General Permit Application and Request for Demolition Review application. The signature of the Owner-of-Record of the property is **mandatory** on both forms. Please provide current contact information, including the Applicant/Agent, on the General Permit Application to ensure City staff is able to contact the appropriate people regarding the project. On the Request for Demolition Review application, be sure to fill in all possible fields with accurate information to describe the project.

FEES: There is no fee for this application.

PROJECT DESCRIPTION: A detailed letter or narrative describing the proposed plans for demolition and the reason(s) for demolition of the structure is required.

SUBMITTALS: All demolition review applications **must** be accompanied by copies of the required project filing materials identified on the front page of this form, and may include the suggested supporting documentation if applicable. Any plans submitted as part of an application should be dated, drawn to scale, clearly labeled, and not exceed 11" x 17," except as requested by the Department.

DOCUMENT FORMAT: All information submitted as part of an application shall be submitted in the following format:

1. One (1) paper copy of the complete application packet, including completed forms; or
2. An email containing the necessary application forms and supporting documentation. All documents **must** be consolidated into one .pdf and appropriately sized for electronic transmission. **Applications that are electronically submitted must be received by 5 p.m. on the application deadline date.** It is the responsibility of the petitioner to confirm all electronic submittals have been received.

APPLICATION REVIEW PROCESS: The Department, upon receipt of a complete application packet, shall determine within fifteen (15) days whether the structure for which the demolition review is requested is historically significant, and whether or not further review by the Newton Historical Commission (Commission) is required. If the structure is not deemed significant, the demolition review can be processed administratively by the Department. If the property is found to be significant, the Department shall schedule the application for a public hearing before the Commission.

After said review, a binding recommendation from either the Department or Commission shall inform, in writing, the Commissioner of Inspectional Services that the petitioner has complied with the procedural requirements as stated above. This statement shall be made within fifteen (15) days after receipt of the completed application.

In cases where a structure is found to be "Preferably Preserved," the demolition of said structure may be delayed for up to twelve (12) months, or for structures that are listed on or eligible for the National Register, a delay of eighteen (18) months may be instituted. After four (4) months, or six (6) months for National Register properties, the owner may request that the demolition delay be waived based on proposed plans. The owner may also seek a partial demolition, which can be heard at the next regularly scheduled meeting. An owner seeking a waiver of the demolition delay is encouraged to speak with a Planner prior to submitting such a request.

Revised 5/6/16: A demo delay decision by the Commission is not transferrable to a new owner of the property. If the property is sold during the demo delay period, then the demo delay will restart at the date of closing. Once a demo delay has expired, but before a demolition permit is issued by the Inspectional Services Department, and the property is sold to a new owner, the demo delay application process begins again.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.