

SPECIAL PERMIT APPLICATION

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, 2015, as amended, or any other sections

PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

Please see attached Exhibit A.

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

STREET 27 Winchester Road WARD 1

SECTION(S) 13 BLOCK(S) 005 LOT(S) 0007

APPROXIMATE SQUARE FOOTAGE (of property) 15,833 SF ZONED MR1

TO BE USED FOR: Single-Family Attached Dwellings

CONSTRUCTION: Woodframe construction

EXPLANATORY REMARKS: Please see attached Exhibit A.

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) 27 Winchester LLC

SIGNATURE *VJ* manager of 27 Winchester LLC

ADDRESS 173 Cabot Street, Newton, MA 02458

TELEPHONE See below attorney Email see below attorney

ATTORNEY Laurance S.L. Lee, of Rosenberg, Freedman & Lee LLP

ADDRESS 246 Walnut Street, Suite 201, Newton, MA 02460

TELEPHONE 617-964-7000 Email LLEE@RFL-LAW.COM

PROPERTY OWNER 27 Winchester LLC

ADDRESS 173 Cabot Street, Newton, MA 02458

TELEPHONE see above Email see above attorney

SIGNATURE OF OWNER *VJ* manager of 27 Winchester LLC

Planning & Development
Department Endorsement

Exhibit A to Special Permit Application

For 27 Winchester Road, Newton, MA (“Property”)
(SBL: 13005 0007)

The Petitioner respectfully requests the following Zoning Relief from the City Council:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow greater than 36 feet in height	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the side lot line	S.P. per §7.3.3
§5.4.2.B	To allow retaining walls of four feet or more in height within a setback	S.P. per §7.3.3

Petitioner further requests relief from Sections 7.3 and 7.4 of City of Newton Zoning Ordinances as the City Council may deem appropriate and necessary.

Explanatory Remarks / Brief Project Description and Site Information:

The Property consists of approximately 15,833 SF of land by deed, in an MR-1 zoning district. The proposal is to relocate forward on-site the existing house and to erect two additional units to the rear, which would yield a total of three (3) single-family attached dwellings in one building with private garages for each dwelling unit.

The Property is situated in the Newtonville area of Ward 1 near Cabot Elementary School. The Property is located in the heart of MR1 zoning district and surrounded by multi-family dwellings.