

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:

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

STREET _____ WARD _____

SECTION(S) _____ BLOCK(S) _____ LOT(S) _____

APPROXIMATE SQUARE FOOTAGE (of property) _____ ZONED _____

TO BE USED FOR: _____

CONSTRUCTION: _____

EXPLANATORY REMARKS: _____

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)

SIGNATURE Esther Dozube

ADDRESS _____

TELEPHONE _____ Email _____

ATTORNEY _____

ADDRESS _____

TELEPHONE _____ Email _____

PROPERTY OWNER _____

ADDRESS _____

TELEPHONE _____ Email _____

SIGNATURE OF OWNER Esther Dozube

Planning & Development
Department Endorsement

Exhibit A to Special Permit Application

For 12 Hanson Road, Newton, MA (“Property”)
(SBL: 840150003)

Special Permit Relief Requested:

Zoning Relief Required		
Ordinance		Action Required
§4.4.1 §7.8.2.C.2	Request to further extend a nonconforming residential use in a Business 1 zoning district	S.P. per §7.3.3
§4.1.3 §7.8.2.C.2	Request to extend and alter a nonconforming side setback	S.P. per §7.3.3
§4.1.3	Request to allow a structure with 28.4 feet in height	S.P. per §7.3.3
§4.1.3	Request to allow a structure with more than two stories	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 / Project Description:

The Property consists of approximately 7,829 SF of land by deed, in an BU1 zoning district. The proposal is to demolish the existing house and to erect a two-family house. As the property is situated in a BU-1 zoning district the by-right use of the site is commercial use, and the continuation of a pre-existing residential use requires a special permit. The property is on an “island” of BU-1 zoned properties. Behind the property is a commercial building consisting of various businesses (e.g. pizza shop, dry cleaners) with an appurtenant parking lot. Hanson Road is lined with residential properties and this petition maintains the residential feel of Hanson Road while adding a housing unit to the City’s housing stock.