

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 14 Hollis Street (SBL: 720060021) WARD 1

SECTION(S) 72 BLOCK(S) 60 LOT(S) 21

APPROXIMATE SQUARE FOOTAGE (of property) 9811 SF ZONED MR1

TO BE USED FOR: Two Family House

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) Hollis Realty LLC

SIGNATURE Donna M. Kelly

ADDRESS 504 Centre Street, Newton, MA

TELEPHONE 617-592-9835 Email Donna@14hollis.com

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

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

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PROPERTY OWNER Hollis Realty LLC

ADDRESS 504 Centre Street, Newton, MA

TELEPHONE 617-592-9835 Email Donna@14hollis.com

SIGNATURE OF OWNER Donna M. Kelly

Planning & Development
Department Endorsement

Exhibit A to Special Permit Application

For 14 Hollis Street, Newton, MA (“Property”)
(SBL: 720060021)

Special Permit Relief Requested:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.2.3 §7.8.2.C.2	Request to alter nonconforming height	S.P. per §7.3.3
§3.2.3 §3.2.11	Request to exceed FAR	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 9811 SF of land, in an MR-1 zoning district. The proposal is to demolish the existing detached garage and replace it with another detached garage, and to construct an addition to the rear of the existing two-family house.

The Property is situated in the Newton Corner area of Ward 1. The Property is located in an area of MR1, MR2 and MR3 zoned properties and surrounded by single, 2-family and multi-family dwellings.

The request has been reviewed by Katy Holmes, Chief Planner, and has been administratively approved – NHC decision enclosed with this application.