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\*\*admitted in MA, NH and NY

May 13, 2019

Nadia Khan, Clerk  
City Council  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: 180 & 184-186 Adams Street, Newton

Dear Nadia:

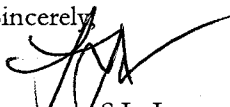
On behalf of 180 Adams Street, LLC and 184-186 Adams Street, LLC, the owners of 180 & 184-186 Adams Street, enclosed for filing please find a completed Special Permit Application along with the following enclosures noted herein below, in connection with the proposed development of the property:

- 1) Existing Conditions Plan, Proposed Conditions Plans with two detail sheets, and Area Plan, prepared by VTP Associates, Inc.;
- 2) Proposed architectural plans (Basement, First Floor and Second Floor) with exterior elevations, and landscape plan prepared by Sangiolo Associates, Architects;
- 3) Copy of Zoning Review Memorandum by Jane Santosuosso, Chief Zoning Code Official;
- 4) Check payable to the City of Newton in the amount of \$750.00.

I respectfully request that the enclosed be submitted with the City Council and for this Petition to be scheduled for the next available public hearing with the Land Use Committee.

Please call or email me with any questions. As always, thank you, for your help.

Sincerely,

  
Laurance S.L. Lee

Enclosures

cc: Neil Cronin, Senior Planner (w/enclosures)  
180 Adams Street, LLC and 184-186 Adams Street, LLC

RECEIVED  
NEWTON CITY CLERK  
2019 MAY 13 AM 11:03  
David A. O'Brien, Clerk  
Newton, MA 02459

# 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 use, 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:

See attached Exhibit A, which is incorporated herein and made a part of this Application.

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

STREET 180 & 184-186 Adams Street WARD 2

SECTION(S) 14 BLOCK(S) 14 LOT(S) 20 and 22

APPROXIMATE SQUARE FOOTAGE (of property) 15,355 SF (total) ZONED BU2

TO BE USED FOR: Extension and continuation of non-conforming residential use by six (6) residential dwelling units

CONSTRUCTION: Wood-frame construction.

EXPLANATORY REMARKS: 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) 180 Adams Street LLC and 184-186 Adams Street LLC

SIGNATURE *Janette E. Ufford*

ADDRESS c/o Laurance Lee, Esq., Rosenberg, Freedman & Lee LLP (See below)

TELEPHONE 617-964-7000 Email llee@rfl-law.com

ATTORNEY Laurance Lee, Esq., Rosenberg, Freedman & Lee LLP

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

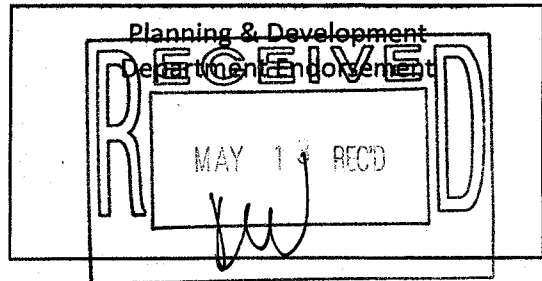
TELEPHONE 617-964-7000 Email llee@rfl-law.com

PROPERTY OWNER 180 Adams Street LLC & 184-186 Adams Street LLC

ADDRESS See above

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

SIGNATURE OF OWNER *Janette E. Ufford*



2015 MAY 13 AM 11:03  
RECEIVED  
PLANNING & DEVELOPMENT DEPARTMENT

Exhibit A to Special Permit Application

For 180 & 184-186 Adams Street, Newton, MA ("Property")  
(SBL: 140140022 and 140140020)

RECEIVED  
Newton City Clerk  
2019 MAY 13 AM 11:03  
David A. Oberdorfer  
Newton, MA 02459

The Owners of the Property are:

- 180 Adams Street LLC (owner of 180 Adams Street, Newton, MA)
- 184-186 Adams Street, LLC (owner of 184-186 Adams Street, Newton, MA)

The Petitioner hereby requests relief from the following sections of the City of Newton, Chapter 30 of the Revised Ordinances, 2015, as amended, are as follows:

Zoning Relief Required		
Ordinance	Site	Action Required
§4.4.1	To allow ground level residential use in the BU2 zoning district	S.P. per §7.3.3
§4.1.3	To allow a three-story structure	S.P. per §7.3.3
§4.1.3	To allow an FAR of 1.1 in a three-story structure	S.P. per §7.3.3
§4.1.3	To extend a nonconforming side setback	S. P. per §7.3.3
§7.8.2.C.2		

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:

The project consists of two contiguous parcels of land on Adams Street in Nonantum, namely 180 Adams Street (approximately 5,271 SF of land) and 184-186 Adams Street (10,084 SF of land) – collectively the two parcels consist of approximately 15,355 SF of land. The properties are situated in a BU-2 Zoning District.

Each parcel is improved with an existing legally non-conforming two-family house, and both of which will be demolished. 180 Adams Street was deemed to be not Preferably Preserved by the Newton Historical Commission ("NHC"), and 184-186 Adams Street was deemed Preferably Preserved with a demolition delay effective to and expired on July 28, 2017. Copies of NHC's decisions are enclosed with this filing.

The proposal is an extension of the existing legal non-conforming residential uses on both parcels of land located in a BU-2 zoning district. The project consists of three buildings, each building will contain two residential dwelling units, for a project-total of six residential dwelling units, which is only 2 units more than the existing use. There will be a common driveway that will be shared by the units, which will be located in the same location as the existing driveway easement affecting the Property.

On-site two-car garage parking will be provided for each dwelling unit, which meets the parking requirement of the Newton Zoning Ordinances, and therefore, no parking waiver is being requested. There will be one guest parking space provided that may be shared by the units.

All the proposed buildings will be under 36 feet tall, with a collectively FAR of 1.1, which is well under the required maximum of 1.5. The design, siting, and layout of the houses were done to fit in with the buildings in the immediate surrounding neighborhood. Sections of the site will be screened with

a proposed six-foot tall perimeter fence and landscaping will be added to preserve privacy. Outdoor patio areas are proposed for each unit.

At this time, the owners have not decided whether the project will be rentals or to be sold.

Neighborhood:

This section of Adams Street, like most of Adams Street, is zoned BU-2. It is a vibrant area of "The Lake". The immediate neighborhood consists of a variety of uses including residential houses, apartment buildings, bakery, restaurants, coffee shops, day spas, and fitness studio/boxing club. In addition to the numerous amenities within a short walk, the site is conveniently located on a bus line where MBTA Bus No. 558 runs via Adams Street.

The proposal fits perfectly in this neighborhood with minimal impact as it is adding only two residential units to the existing four units and the view of the proposed houses from the street will give the appearance of single-family houses offering green/open spaces that are otherwise not required in a business district.