

SPECIAL PERMIT APPLICATION

TO THE HONORABLE CITY COUNCIL, CITY OF NEWTON

The undersigned hereby makes application for permit to build or alter a structure and/or use a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

To allow a multi-family dwelling with ground floor units in a four-story (41 feet in height) building and an increase in FAR to 1.31 in the BU2 zoning district under **Section 4.4.1, Section 4.1.2.B.3 and Section 4.1.3**; allow a development with more than 20,000 sf in a business district under **Section 4.1.2.B.1**; allow a reduction in the parking requirements to 1.25 per dwelling unit under **Section 5.1.4 and Section 5.1.13**; allow parking within 5' of a residential building (**Section 5.1.8.A.2**), grant an exception to maneuvering aisle (**Section 5.1.8.C.1&2**) and driveway width (**Section 5.1.8.D1**) and to waive lighting requirements (**Section 5.1.10.A**) all under **Section 5.1.13**; and allow for a reduction in the lot area per unit in a multifamily dwelling and FAR by 25% for the inclusion of an additional affordable unit under **Section 5.11.15.A** as amended, all by special permit **under Section 7.3.3**.

PETITION FOR: Special Permit/ Site Plan Approval

STREET AND WARD: **189-193 ADAMS STREET & 19 QUIRK COURT** **WARD 1**

SECTION: 140 BLOCK: 15 LOTS: 38, 39 & 44

APPROXIMATE SQUARE FOOTAGE (of property): **19,349 SQ. FT.** ZONE: **BU2**

TO BE USED FOR: MIXED-USE/MULTIFAMILY DWELLING

CONSTRUCTION: WOODFRAME

EXPLANATORY REMARKS: This petition requires a special permit for a four-story building, an increase in FAR, and a reduction in parking and lot area per dwelling unit..

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 189-193 ADAMS STREET, LLC
ADDRESS 64 Waban Street, Newton, MA 02458
TELEPHONE 617 407-1784 E-MAIL: trotta1@gmail.com

SIGNATURE Stephen Trotta, Manager
Stephen Trotta, Manager

ATTORNEY Terrence P. Morris, Esquire
ADDRESS 57 Elm Road, Newton, MA 02460-2144
TELEPHONE 617 202-9132 E-MAIL: tpmorris.landuse.law@comcast.net

PROPERTY OWNER 189-193 ADAMS STREET, LLC
ADDRESS 64 Waban Street, Newton, MA 02458

SIGNATURE OF OWNER Stephen Trotta, Manager
Stephen Trotta, Manager

DATE: February 12, 2018

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT:

RECEIVED
Newton City Clerk
2018 FEB 14 PM 2:54
David A. Olson, CMC
Newton, MA 02459

