

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:

The undersigned hereby makes application for a 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 RELIEFS ARE REQUESTED:

Relief is requested from section 30-15, table A. The proposed addition increases the dwelling's FAR from .56 to .65, which exceeds the .54 permitted by the Ordinance per Section 30-15, Table A. As noted in the zoning review memo written by the chief zoning code official "To construct the addition as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2) and 30-21(a)(2)(b)."

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-conforming Use(s) and/or Structure(s)

RECEIVED
 NEWTON CITY CLERK
 2013 APR -5 PM 2:34
 DAVID A. OLSON, CLERK
 NEWTON, MA 02460

STREET 99-101 Atwood Avenue WARD 2
 SECTION(S) 22 BLOCK(S) 23 LOT(S) 08
 APPROXIMATE SQUARE FOOTAGE (of property) 7,434 SF ZONE MR-1

TO BE USED FOR: The proposed renovations will be used as a private residence by the owner.

CONSTRUCTION: Construction will be typical wood frame construction, consistent with the size scale and design of other structures in the neighborhood.

EXPLANATORY REMARKS: The property at 99-101 Atwood Ave. consists of a 7,434 square foot lot improved with a two-family residence constructed in 1930. The dwelling consists of two and a half stories, and a basement level totaling 4,831 square feet. The applicant proposes to expand the first floor unit of the existing two-family dwelling by approximately 510 square feet. The expansion will include a new master bedroom suite, bathroom and screened-in porch at the rear of the existing building which will be built over a carport for two cars. A portion of the existing roof of the new expansion will function as a deck and outdoor space accessible to all residents of the building. The proposed expansion will increase the FAR from the existing nonconforming FAR of .56 to .65, where .54 is allowed by right.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) Meridian Associates, Inc. - Jeffrey A Thoma, RLA, Senior Associate

SIGNATURE *Jeffrey A. Thoma* PHONE 508-871-7030 E-MAIL jthoma@meridianassoc.com

ADDRESS 69 Milk Street, Westborough, Massachusetts 01581

ATTORNEY _____ PHONE _____ E-MAIL _____
ADDRESS _____

PROPERTY OWNER Elizabeth Nurczynski and Peter Nurczynski

OWNER'S ADDRESS 120 Atwood Avenue, Newton, MA 02460

SIGNATURE OF OWNER *Elizabeth N. Nurczynski + Peter A. Nurczynski*

DATE April 4, 2013

**PLANNING AND DEVELOPMENT
DEPARTMENT ENDORSEMENT**