

**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 of 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:**

Section 30-24 and Section 30-13 (h): Special Permits in the MU-4 District under Section 30-15 Table 3 and Section 30-15 (w)(4) for: (i) side yard (10 feet), (ii) height (48 feet), (iii) stories (4); Section 30-13 (h)(2) Table B for street level office use; Section 30-13 (h)(2) Table B for restaurant with more than 50 seats or retail/service of more than 5,000 s.f. and non-accessory commercial parking; Section 30-13(j)(1) for a building in excess of 20,000 s.f.;

Section 30-19: Special Permit under Section 30-19(m) for: (i) reduction in number of parking stalls required under Section 30-19 (d) (2), (10), (11), (12), and (13) by up to 80 parking spaces; (ii) waiver of parking plan under Section 30-19 (e); (iii) location of parking within a setback and within 5 feet of a residential structure Section 30-19 (h)(1); (iv) waiver of dimensional requirements of certain parking stalls Section 30-19 (H)(2) a) and b); (v) waiver of screening requirements Section 30-19(i)(1); (vi) waiver of interior landscaping requirements Section 30-19 (i)(2); (vii) modification of lighting requirements Section 30-19 (j)(1); (viii) modification of bicycle parking requirements Section 30-19 (k); (ix) waiver of off-street loading requirements Section 30-19 (l) Table 3; (x) any other relief required from Section 30-19

**PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:**

- Special Permit/Site Plan Approval
- Site Plan Only
- Extension of Non-Conforming Use(s) and/or Structure(s) for non-accessory parking use and dimensional standards of Section 30-19

**STREET:** 28 Austin Street

**WARD:** 2

**SECTION:** 24

**BLOCK:** 9

**LOT:** 15

**APPROXIMATE SQUARE FOOTAGE** (of property): 74,480 sq ft

**ZONE:** MU-4

**TO BE USED FOR:** The Applicant proposes to redevelop the existing municipal parking lot as declared surplus by the Board of Aldermen to a mixed use residential building in the MU-4 district providing 68 units of housing, approximately 5000 s.f. of commercial space, +/- 90 underground parking spaces appurtenant to the residences and commercial space and 127 public parking spaces at grade

**CONSTRUCTION:** Three story wood-framed over structural steel and concrete base

**EXPLANATORY REMARKS:** Special Permit filed pursuant to Proposal under RFP 13-51

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

**PETITIONER (PRINT)** Austin Street Partners LLC

**SIGNATURE** By: [Signature] Duly Authorized

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**ADDRESS** c/o Oaktree, 84 Sherman Street, Cambridge, MA 02140

**ATTORNEY** Alan J. Schlesinger **PHONE** 617-965-3500 **E-MAIL** aschlesinger@sab-law.com

**ADDRESS** 1200 Walnut Street, Newton, Massachusetts 02461-1267

**PROPERTY OWNER** City of Newton

**OWNER'S ADDRESS** c/o City Solicitor 1000 Commonwealth Avenue Newton, MA 02459

**SIGNATURE OF OWNER** [Signature] Duly Authorized

**DATE** May 12, 2015

