

DATE: May 8, 2017

**TO THE HONORABLE CITY COUNCIL
City of Newton**

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 building or buildings, at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2012 (Zoning Ordinance) as amended, or any other sections, viz.: 7.8.4.D.4, 7.8.4.D.5, 7.8.4.E and 7.3.3.

(Check appropriate reference)

Petition for: SPECIAL PERMIT/SITE PLAN APPROVAL [x]

To allow for a waiver (reduction of not greater than 5%) under Section 7.8.4.E, for lot area when the combination of lots triggers the requirements under either Section 7.8.4.D.4 and D.5 that the resultant lot meet new lot area requirements.

Located as follows:

Street and Ward 19-21 Beaconwood Road; Ward 8

Section(s) 54

Block(s) 22

Lot(s) 44 and 47

Approximate square footage 9,602

To be used for: Demolish existing two-family dwelling (built in early 1950's) and replace with new fully conforming two-family dwelling.

Construction: Construct a 2 1/2 story two-family house with parking (one garage and one tandem each) with fully compliant new drainage.

Explanatory remarks: Property has been in common ownership since 1955, but as three (3) separately described parcels. In order to construct new house taking into consideration entire lot area, the lots must be combined. Under ordinance that combination requires that lot meet all new lot requirements. Combined lot will be 9,602 sq. ft. in a zone which requires 10,000 sq. ft. The City Council is authorized to grant a special permit to allow for a reduction in required lot area of up to 5%-here less than a 4% reduction is requested. Lot and new house otherwise meets all new lot requirements.

Land referred to here is located in **MULTI-RESIDENCE 1** zoning district.


RECEIVED
Newton City Clerk
2017 MAY -8 PM 3:29
DAVID A. OLSON, OMC
Newton, MA 02459

RECEIVED
MAY -8 2017
Planning NSC

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) Kenneth Lento, as Manager of Lento Development LLC

Signature _____
Address & Telephone 38 Eben Street Milford 01757 (617) 791-2627

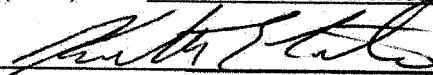
Representing Petitioner G. Michael Peirce, Esq. 
Address & Telephone 60 Walnut Street, Floor 4
 Wellesley, MA 02481 (781-239-0400)

Name, Address and same
Signature of Owner _____
of Property _____

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT

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) Kenneth Lento, as Manager of Lento Development LLC

Signature 
Address & Telephone 38 Eben Street Milford 01757 (617) 791-2627

Representing Petitioner G. Michael Peirce, Esq.
Address & Telephone 60 Walnut Street, Floor 4
Wellesley, MA 02481 (781-239-0400)

Name, Address and same
Signature of Owner _____
of Property _____

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT

RECEIVED
Newton City Clerk
2017 MAY -8 PM 3:29
David A. Olson, OMC
Newton, MA 02459