

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a permit to erect and use, to alter and use, or to make such uses 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 SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

4.1.2.B.1; 4.1.2.B.3; 4.1.3; 4.4.1; 5.1.3.B; 5.1.4.C; 5.1.8.A.1; 5.1.8.A.2; 5.1.8.B.2; 5.1.8.B.6; 5.1.8.C.1; 5.1.8.C.2; 5.1.9.A; 5.1.9.B.1; 5.1.9.B.2; 5.1.9.B.3; 5.1.9.B.4; 5.1.10.A.1; 5.1.12; 5.1.13; 6.4.29.C.1; 7.3; 7.4; 7.8.2.C.1; 7.8.2.C.2

PETITION FOR: [X] Special Permit/Site Plan Approval [X] Extension of Non-Conforming Use and/or Structure [] Site Plan Approval

STREET 1314 Washington Street, 31 Davis Street, 33 Davis Street WARD 3

SECTION(S) 33 BLOCK(S) 010 LOT(S) 0001, 0011, 0012

APPROXIMATE SQUARE FOOTAGE (of property) 30,031 square feet ZONED BU-S-1

TO BE USED FOR: bank, restaurant or retail, and office use

CONSTRUCTION: masonry and glass

EXPLANATORY REMARKS: Special permit sought for (1) mixed use development in excess of 20,000 square feet pursuant to Section 4.1.2.B.1; (2) extension of a nonconforming structure as to height pursuant to Sections 7.8.2.C.1 and 2; (3) extension of a nonconforming side setback pursuant to Sections 7.8.2.C.1 and 2; (4) building of three stories pursuant to Sections 4.1.2.B.3 and 4.1.3; (5) a restaurant of over 50 seats pursuant to Sections 4.4.1 and 6.4.29.C.1; (6) reduction of the overall parking requirement by 1/3 pursuant to Section 5.1.4.C; (7) waivers for parking facility requirements pursuant to Section 5.1.13 as follows: a) parking stall setback (Sections 5.1.8.A.1 and 2); b) parking stall dimensions (Section 5.1.8.B.2); c) maneuvering space for end stalls (Section 5.1.8.B.6); d) aisle width (Section 5.1.8.C.1 and 2); e) perimeter screening (Section 5.1.9.A); f) interior landscaping (Section 5.1.9.B.1); g) interior planting area (Section 5.1.9.B.2); h) tree planting (Section 5.1.9.B.3); i) bumper overhang area landscaping (Section 5.1.9.B.4); j) 1-foot candle lighting (Section 5.1.10.A.1); and k) number of loading bays and dimensional requirements for same (Section 5.1.12); (8) waive applicability of A - B + C parking formula (Section 5.1.3.B); and (9) a parking waiver of 27 parking stalls pursuant to Section 5.1.13.

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) HQ, LLC

SIGNATURE [Signature] By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 57 River Street, Suite 106, Wellesley, MA 02481

TELEPHONE N/A E-MAIL N/A

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PROPERTY OWNER HQ, LLC

ADDRESS 57 River Street, Suite 106, Wellesley, MA 02481

TELEPHONE N/A E-MAIL N/A

SIGNATURE OF OWNER [Signature] By: Stephen J. Buchbinder, its attorney duly authorized

RECEIVED NEWTON CITY BANK 2018 MAY 11 PM 5:51 David A. O'NEILL Newton, MA 02459

RECEIVED Planning & Development Department Endorsement 2018 Planning NSC