

**SCHLESINGER AND  
BUCHBINDER, LLP**

ATTORNEYS AT LAW

1200 WALNUT STREET  
NEWTON, MASSACHUSETTS 02461-1267

STEPHEN J. BUCHBINDER  
ALAN J. SCHLESINGER  
LEONARD M. DAVIDSON  
SHERMAN H. STARR, JR.  
HEATHER G. MERRILL  
PAUL N. BELL  
KRISTINE H.P. HUNG  
KATHERINE BRAUCHER ADAMS  
FRANKLIN J. SCHWARZER  
RACHAEL C. CARVER

TELEPHONE (617) 965-3500  
FACSIMILE (617) 965-6824

OF COUNSEL  
ROBIN GORENBERG

E-Mail: [sjbuchbinder@sab-law.com](mailto:sjbuchbinder@sab-law.com)

January 13, 2014

**BY HAND**

Ms. Linda Finucane  
Chief Committee Clerk, Newton Board of Aldermen  
1000 Commonwealth Avenue  
Newton, MA 02459-1449

Re: Petition of Newton Village Café, Inc./719 Washington Street

Dear Linda,

Enclosed please find an original special permit application together with thirteen packets of information relative to the above matter consisting of the following:

1. A copy of the special permit application.
2. A copy of the zoning review memorandum.
3. An existing conditions site plan entitled "Topographic Site Plan Newton, Massachusetts" dated October 23, 2013 by VTP Associates Inc.
4. An area plan dated September 24, 2013, and revised December 5, 2013 by VTP Associates, Inc.
5. Floor Plan entitled "Existing Capacity" dated December 9, 2013 by DLA Architects, Inc.
6. Floor Plan entitled "Proposed Floor Plan" dated December 9, 2013 by DLA Architects, Inc.
7. Sign plans dated January 9, 2014 by GenSign consisting of three sheets.
8. Memorandum regarding parking dated December 5, 2013 from Lou Mercuri of Planning Horizons.
9. Check in the amount of \$750.00 representing the filing fee.

Electronic copies of the plans will follow under separate cover. Please feel free to call me if you have any questions respecting the foregoing.

Very truly yours,



Stephen J. Buchbinder

SJB/mer  
enclosures

cc: (By Hand, w/enclosures)

Ms. Alexandra Ananth, Chief Planner for Current Planning, Planning and Development Department  
Mr. John Daghlian, Associate City Engineer  
Ouida C. M. Young, Associate City Solicitor  
(By First Class Mail, w/enclosures)  
Assistant Chief Paul Chagnon, Newton Fire Department  
Mr. Anthony Mirogiannis

RECEIVED  
Newton City Clerk  
2014 JAN 13 PM 12:40  
David A. Olson, CMC  
Newton, MA 02459

**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:**

30-11(d)(9); 30-19(d)(13); 30-19(m); 30-20(f)(2); 30-20(l); 30-23; 30-24.

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

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-Conforming Use(s) and/or Structure(s)
- Amendment of Board Order # \_\_\_\_\_

RECEIVED  
 Newton City Clerk  
 2014 JAN 13 PM 12:39  
 David A. Olson, CMC  
 Newton, MA 02459

STREET 719 Washington Street WARD \_\_\_\_\_

SECTION(S) 23 BLOCK(S) 19 LOT(S) \_\_\_\_\_

APPROXIMATE SQUARE FOOTAGE (of property) 4,189 square feet ZONE BU-2

TO BE USED FOR: Restaurant

CONSTRUCTION: Brick construction

EXPLANATORY REMARKS: The applicant is seeking a special permit pursuant to Section 30-11(d)(9) to expand its seating capacity to sixty seats (fifty-four interior seats and six outdoor seats). Since the site is located in a Business 2 Zone, a special permit is required for restaurants with greater than fifty (50) seats. In addition, the applicant is seeking a parking waiver pursuant to Section 30-19(m) (14 additional stalls required for expansion). Finally, the applicant is seeking to legalize two existing secondary wall signs, one of which exceeds the permitted area of fifty square feet, pursuant to Section 30-20(l).

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) Newton Village Café, Inc.

SIGNATURE *Stephen J. Buchbinder* PHONE N/A E-MAIL N/A  
 Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 719 Washington Street, Newton, Massachusetts 02458

ATTORNEY Stephen J. Buchbinder, Esquire PHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

PROPERTY OWNER Peter Mirogiannis and Kathy Mirogiannis, Trustees of the Mirogiannis Family Realty Trust

OWNER'S ADDRESS 24 Cleveland Street, Arlington, Massachusetts 02474

SIGNATURE OF OWNER *Stephen J. Buchbinder*  
 Stephen J. Buchbinder, their attorney duly authorized

DATE January 13, 2014

