

# SPECIAL PERMIT APPLICATION

## TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for 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 section.

### PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

See attached Exhibit A which is made a part hereof.

Note: This is an Amendment to the Special Permit Application filed on May 6, 2019.

- PETITION FOR:**
- Special Permit/Site Plan Approval
  - Extension of Non-conforming Use and/or Structure
  - Site Plan Approval

STREET 956 Walnut Street, Newton, MA (SBL: 62004 0005) WARD 6

SECTION(S) 62 BLOCK(S) 04 LOT(S) 05

APPROXIMATE SQUARE FOOTAGE (of property) 32,274 SF ZONED MR1

TO BE USED FOR: Single-Family Attached Dwellings (total seven units)

CONSTRUCTION: Wood-frame construction with underground private garages.

EXPLANATORY REMARKS: See Attached Exhibit A, which is made a part hereof.

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) 956 Walnut Street LLC

SIGNATURE [Signature]

ADDRESS C/o Laurance Lee, Esq., Rosenberg, Freedman & Lee LLP (See below)

TELEPHONE 617-964-7000 Email lee@rfl-law.com

ATTORNEY Laurance Lee, Esq., Rosenberg, Freedman & Lee LLP

ADDRESS 246 Walnut Street, Suite 201, Newton, MA 02460

TELEPHONE 617-964-7000 Email lee@rfl-law.com

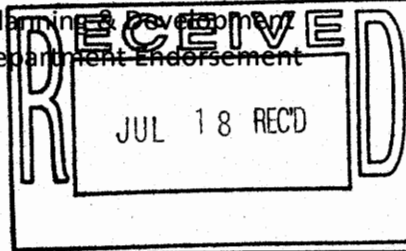
PROPERTY OWNER 956 Walnut Street LLC

ADDRESS See above

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

SIGNATURE OF OWNER [Signature]

Planning & Development  
Department Endorsement



2019 JUL 18 PM 4:31  
RECEIVED  
PLANNING & DEVELOPMENT  
DEPARTMENT

Exhibit A to Amended Special Permit Application  
 For 956 Walnut Street, Newton, MA ("Property")  
 (SBL: 62004 0005)

RECEIVED  
 Newton City Clerk  
 2019 JUL 18 PM 4:30  
 Exhibit A, Permit, City  
 Newton, MA 02459

Reference of Sections of the Ordinances from Which Relief is Requested:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To reduce the frontage requirement	S.P. per §7.3.3
§3.2.4	To reduce the side setback requirement	S.P. per §7.3.3
§3.2.4	To allow three stories	S.P. per §7.3.3
§3.2.4	To exceed maximum lot coverage	S.P. per §7.3.3
§3.2.4	To allow a driveway in the side setback	S. P. per §7.3.3
§6.2.3.B.2		
§5.4.2.B	To allow a retaining wall higher than four feet within a setback	S.P. per §7.3.3

Petitioner further requests relief from Sections 7.3 and 7.4 of City of Newton Zoning Ordinances as the City Council may deem appropriate and necessary.

Explanatory Remarks/Project Description and Site Information:

The Property consists of approximately 32,274 SF of land, in an MR-1 zoning district. The proposal is to demolish the existing house and to erect seven (7) single-family attached dwellings in two buildings (one five-unit building, and one two-unit building) with an underground shared driveway that leads to individual private garages for each dwelling unit.

The Property is situated within the heart of "Four Corners", a vibrant village hub in the City of Newton, with various commercial uses such as the Whole Foods supermarket, Mobile gas station, Walgreens pharmacy, restaurants, office buildings, which are mixed in with multi- and single-family residential buildings. The Property is approximately a half-mile (10-minute walk) from the Newton Highlands Green Line station, and is on the MBTA No. 59 bus route.

The Property sits along the MWRA Sudbury Aqueduct, which provides a natural buffer between the Property and Walnut Street. An underground driveway will be utilized to gain access to underground private garages to maximize open space, reduce the removal of trees, reduce surface parking and traffic, reduce noise, and improve aesthetics of the building by the elimination of surface garage doors. The project will add to the much-needed housing stock including one (1) affordable unit. The project has been vetted by the City's Urban Design Committee, the Fair Housing Committee, and will meet the Massachusetts Stretch Energy codes.