

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:

3.2.13.;3.4.3.A.1; 7.3.; 7.4; 7.8.2.C.1.

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

RECEIVED
 Newton City Clerk
 2017 APR 10 PM 2:20
 David A. Olson, OMC
 Newton, MA 02459

STREET 62 Walnut Park, Unit C WARD 1

SECTION(S) 12 BLOCK(S) 005 LOT(S) 0024

APPROXIMATE SQUARE FOOTAGE (of property) 30,209 square feet ZONED MR-1

TO BE USED FOR: residential condominium unit

CONSTRUCTION: wood frame

EXPLANATORY REMARKS: Special permit sought for 1) the conversion of a structure in a MR-1 zoning district in existence on May 7, 1979 to more than two families pursuant to Section 3.2.13; and 2) the alteration and/or extension of the use of a nonconforming structure in a substantially different manner than the existing use pursuant to Section 7.8.2.C.1.

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) Thomas Joseph Hynes III *By the Attorney July Authorized*

SIGNATURE *Stephen J. Buchbinder*

ADDRESS 62 Walnut Park, Unit A, Newton, Massachusetts 02458

TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

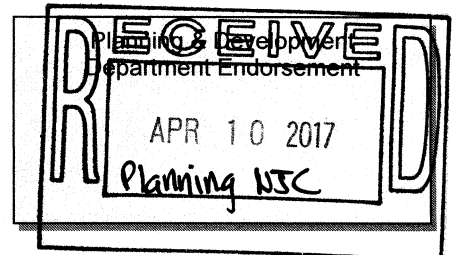
TELEPHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com

PROPERTY OWNER Thomas Joseph Hynes III *By the Attorney July Authorized*

ADDRESS 62 Walnut Park, Unit A, Newton, Massachusetts 02458

TELEPHONE N/A E-MAIL N/A

SIGNATURE OF OWNER *Stephen J. Buchbinder*





**SCHLESINGER AND
BUCHBINDER, LLP**
ATTORNEYS AT LAW
1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

100-17

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April 10, 2017

RECEIVED
Newton City Clerk
2017 APR 10 PM 2:20
DAVID A. OLSON, OMC
Newton, MA 02459

BY HAND

Ms. Nadia Khan
Clerk, Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: 62 Walnut Park, Unit C / Section 12, Block 005, Lot 0024

Dear Nadia,

Enclosed please find an original general permit application and an original special permit application, together thirteen (13) copies of the same and the following additional materials:

1. Zoning Review Memorandum dated April 5, 2017.
2. Area Plan by VTP Associates, Inc. dated March 22, 2017, revised April 5, 2017.
3. Topographic Site Plan Showing Existing Conditions at 62 Walnut Park by VTP Associates, Inc. dated February 15, 2017, revised April 5, 2017.
4. Architectural Plans by Hart Associates Architects, Inc. consisting of six (6) sheets dated January 25, 2017 as follows:
 - Existing Conditions Cover Sheet
 - Existing Floor Plans (Sheet EX1.0)
 - Existing Elevations (Sheet EX 2.0)
 - Proposed Conditions Cover Sheet
 - Proposed Floor Plans (Sheet A1)
 - Proposed Elevations (Sheet A2)

I have also enclosed a CD with digital copies of the above materials and a check in the amount of \$350.00 representing the filing fee.

Ms. Nadia Khan
April 10, 2017

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Please feel free to contact me if you have any questions respecting the same. Best wishes.

Sincerely,



Stephen J. Buchbinder



SJB/mer
enclosures

cc: (By Hand, w/enclosures)
Ms. Alexandra Ananth
Mr. John Daghlian
Ouida C. M. Young, Esquire
(By First Class Mail, w/enclosures)
Mr. and Mrs. Thomas Joseph Hynes III



City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue, Newton, Massachusetts 02459

Tel: 1-800-17 (617) 796-1120
Telefax (617) 796-1086
www.newtonma.gov

Setti D. Warren
Mayor

GENERAL PERMIT APPLICATION

Barney Heath
Director

PROJECT #: ZONING DISTRICT: MR-1 DATE RECEIVED:

PROJECT DESCRIPTION: Special permit to convert a structure in existence on May 7, 1979 to more than two families.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 62 Walnut Park, Unit C CITY/ZIP: Newton /02458

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): Section 12, Block 005, Lot 0024

PROPERTY OWNER INFORMATION

NAME: Thomas Joseph Hynes III and Elizabeth Hynes PHONE: N/A ALT. PHONE: N/A

MAILING ADDRESS: 62 Walnut Park, Unit A, Newton, MA, 02458 E-MAIL ADDRESS: N/A

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- 1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X [Signature]

4-7-17

Thomas Joseph Hynes III BY HIS ATTORNEY I JULY AUTHORIZED
(Property Owner Signature)

(Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT/AGENT INFORMATION

NAME: Stephen J. Buchbinder, Esquire PHONE: 617-965-3500 ALT. PHONE: Cell: 617-538-7392

MAILING ADDRESS: Schlesinger and Buchbinder, LLP, 1200 Walnut Street, Newton, MA 02461-1267

E-MAIL ADDRESS: sjbuchbinder@sab-law.com

X [Signature]

4-7-17

(Application/Agent Signature)

(Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

Table with 2 columns: Permit/Review Process and checkboxes. Rows include Zoning Review Application, Administrative Site Plan Review, Sign Permit, Special Permit/Site Plan Approval, Fence Appeal, Comprehensive Permit, Variance Application, Historic Preservation Review, Conservation Commission Review, and Other, describe.

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP