

Date: August 4, 2015

**TO THE HONORABLE BOARD OF ALDERMEN
City of Newton**

Ladies and Gentlemen:

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:

Petition for: Section 30-9(b)(5)(a) Allow Single Family Attached Dwellings
Section 30-9(b)(5)(b) and 30-15 Table 1 To exceed maximum Lot Coverage
Section 30-9(b)(5)(a) and Section 30-9(b)(5)(b) Locate parking stall within 20 feet of side lot line and locate driveway within 10 feet of side lot line
Section 30-24 special permit; and
Section 30-23 site plan approval

Located as follows:

Street and Ward: 28 Sumner Street,
Section(s): 73
Block(s): 48
Lot(s): 21
Approximate Square Footage of lot: 21,205 sq. ft. of land

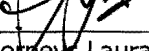
To be used for: Three single-family attached residential dwellings

Construction: New construction.

Explanatory remarks: Please See Rider

Land referred to is located in a Multi-Family Residence 1 Zoning District.

The undersigned agrees to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

Signature of Petitioners: 
by Attorneys Laurance Lee and Jason Rosenberg:

Addresses and Telephones of Petitioners:

Attorney of Record: Laurance Lee
Address and Telephone: Rosenberg, Freedman & Lee LLP
246 Walnut Street, Newtonville, Ma 02160
tel. 617-964-7000, fax 964-4025

Name of Property Owner: Eighth Run, LLC

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Newton City Clerk
2015 AUG -4 PM 4:25
David A. Olson, Clerk
Newton, MA 02459

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DJS

Rider to Special Permit Application

Description of Proposal

The property consists of 21,205 S.F. of land, more or less, according to the site plan prepared by VTP Associates, Inc. (enclosed with Application), and is situated in an MR-1 zoning district. The site is improved with an existing single-family house to which additions were built over the years. The site is by far the largest lot on the street surrounded by many single-family and multi-family houses on lots ranging from just under 4,000 S.F. to just over 11,000 S.F. of land. The easterly side of Sumner Street is MR-1 zoning district occupied mostly by two-family houses some of which have been converted to condominiums, and the westerly side of Sumner Street is SR-2 zoning district occupied mostly by single-family houses.

The proposed development of three single-family attached dwellings incorporates the existing house as part of the design. The existing house will be relocated within the site and the additions to the existing house are to be removed. Although not required the developer elected to preserve much of the existing house (excluding the additions) as preferred by the Newton Historical Commission. The existing house will be centrally located in the façade of the proposed building facing the street.

Excepting the relief sought the proposed new houses will meet all of the zoning dimensional requirements under Section 30-15 for single-family attached dwellings in an MR-1 zoning district under the special permit process. Each of the three units will have two interior garage parking spaces. The façade resembles a one and a half story structure fitting well within the streetscape and neighborhood. Zoning relief is sought as described in the Application.