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February 26, 2013

BY HAND

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

Re: Petition of Nine Ripley LLC/9 Ripley Street

RECEIVED
Newton City Clerk
2013 FEB 26 PM 1:04
David A. Olson, CMC
Newton, MA 02459

Dear Linda,

Enclosed please find an original special permit application relative to the above matter together with a copy of the Zoning Review Memorandum dated July 24, 2012.

The site plans and architectural plans relating to this special permit application were submitted to you on February 15, 2013 under separate cover. These plans consist of the following:

- Site Plans by VTP Associates Inc. consisting of five (5) sheets as follows:
 - Topographic Site Plan Showing Existing Conditions dated March 8, 2011
 - Topographic Site Plan Showing Proposed Conditions dated February 5, 2013
 - Zoning Plan dated February 5, 2013
 - Area Plan of Land dated February 5, 2013
 - Detail Sheet dated August 8, 2012

- Floor Plans and Elevations by Kunz Associates Architect dated February 13, 2013 consisting of eight (8) sheets as follows:
 - Title Page A001
 - Rendered Views, A100
 - Unit 1 Floor Plans, A101
 - Unit 2 Floor Plans, A102
 - Units 3 & 4 Floor Plans, A103 and A104
 - Building Elevations, A105 and A106

SCHLESINGER AND BUCHBINDER, LLP

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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. Eve Tapper, Chief of Current Planning, Planning and Development Department
Ouida C. M. Young, Associate City Solicitor

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:

30-9(b)(5); 30-9(b)(5)a); 30-9(b)(5)b); 30-15, Table One; 30-19(g)(1); 30-19(m); 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 # _____

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 2013 FEB 26 PM 1:04
 David A. Oisegh
 Newton, MA 02459
 CMC
 MR-1

STREET 9 Ripley Street WARD _____

SECTION(S) 65 BLOCK(S) 019 LOT(S) _____

APPROXIMATE SQUARE FOOTAGE (of property) 19,367 square feet ZONE _____

TO BE USED FOR: Four single-family attached dwellings.

CONSTRUCTION: Wood frame construction with masonry foundations, and asphalt shingle roofs.

EXPLANATORY REMARKS: Special permit required for single-family attached dwellings pursuant to Section 30-9(b)(5).

Waivers required as follows: (a) allow side and rear setbacks of 17.5 feet and 16.3 feet, respectively, pursuant to Section 30-9(b)(5)b), where 25 foot setbacks are required (Section 30-9(b)(5)a); (b) allow a driveway 7.2 feet from a side lot line pursuant to Section 30-9(b)(5)b), where a minimum of 10 feet is required (Section 30-9(b)(5)a)); and (c) allow two parking stalls located within the required side setback (Section 30-19(g)(1)) pursuant to Section 30-19(m).

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) Nine Ripley LLC

SIGNATURE *Stephen J. Buchbinder* PHONE N/A E-MAIL N/A

ADDRESS 200 Highland Avenue, Suite 401, Needham, MA 02494

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

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

PROPERTY OWNER Nine Ripley LLC

OWNER'S ADDRESS 200 Highland Avenue, Suite 401, Needham, MA 02494

SIGNATURE OF OWNER *Stephen J. Buchbinder*

DATE February 26, 2013

**PLANNING AND DEVELOPMENT
 DEPARTMENT ENDORSEMENT**