



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Setti D. Warren
 Mayor

James Freas
 Acting Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: BR2 DATE RECEIVED: _____

PROJECT DESCRIPTION: TO CREATE AN ACCESSORY APARTMENT WITHIN THE EXISTING BUILDING AND PROVIDE TWO MEANS OF EGRESS VIA EXTERIOR STAIRS AT REAR AND ENCLOSED EXTERIOR STAIR AT THE SIDE ELEVATION

PROPERTY LOCATION INFORMATION
 STREET ADDRESS: 73 PERKINS ST. CITY/ZIP: 02465

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 32012 0040

PROPERTY OWNER INFORMATION

NAME: LAUREL FARNSWORTH PHONE: 617-429-7297 ALT. PHONE: _____

MAILING ADDRESS: 73 PERKINS ST. 02465 E-MAIL ADDRESS: df.1876.laurel@gmail.com

PROPERTY OWNER CONSENT

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

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

X Laurel Farnsworth (Property Owner Signature) 1/8/18 (Date)

X _____ (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: LAUREL FARNSWORTH PHONE: 617-429-7297 ALT. PHONE: _____

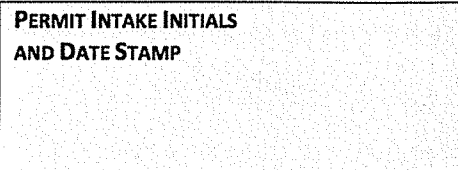
MAILING ADDRESS: 73 PERKINS ST. E-MAIL ADDRESS: df.1876.laurel@gmail.com

X Laurel Farnsworth (Applicant/Agent Signature) 1/8/18 (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)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____
Comments: _____ _____ _____ _____		PERMIT INTAKE INITIALS AND DATE STAMP 	

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 73 PERKINS STREET WEST NEWTON 02465

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1510.9	1595.5
2. Attached garage	—	—
3. Second story	1320.	1405.
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story ^{1b}	1320.	1352.
	333.	333.
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b}	—	—
8. Detached garage	698.5	698.5
9. Area above detached garages with a ceiling height of 7' or greater	—	—
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	—	—
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	5182	5384.
B Lot size	18,477	18,477.
C FAR = A/B	.28	.29
Allowed FAR		
Allowable FAR	.33	.33
Bonus of .02 if eligible ^{4b}	.02	.02
TOTAL Allowed FAR	.35	.35

CITY OF NEWTON

IN BOARD OF ALDERMEN

February 3, 1992

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, the following SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING STRUCTURE is hereby granted in accordance with the recommendation of the Land Use Committee and based upon the following specific findings, facts and conclusions, and the reasons given by the Committee therefor through its Chairman, Susan M. Basham:

1. The Board finds that the proposal is not substantially more detrimental to the neighborhood.

Petition number: 535-91

Petitioner: Laurel Farnsworth and Thomas S. Downey

Location: 73 Perkins Street, Ward 3, on land known as Section 32, Block 12, Lot 40, containing approximately 20,150 square feet of land.

Owner: Laurel Farnsworth and Thomas S. Downey

Address of Owner: 73 Perkins Street
West Newton 02165

To be used for: Connecting two dormars

Construction: Wood Frame

Explanatory note: Section 30-21 allows the Board of Aldermen to grant a SPECIAL PERMIT for an EXTENSION OF A NON-CONFORMING STRUCTURE.

Land referred to is in: Single Residence 3 District

Approved, subject to the following conditions:

1. That all buildings, parking areas, driveways, walkways, landscaping and other site features shall be located and constructed consistent with plans entitled "Proposed..."

Robert B. English
City Clerk of Newton, Mass.

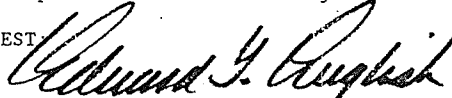
Additions Downey/Farnsworth Residence Newton MA" (2 sheets) dated 12.16.91 and "Renovations to The Downey/Farnsworth Res. 73 Perkins St. Newton, MA 02165" (1 sheet) by Thomas R. Huth, Architect

2. That no building permit shall be issued in pursuance of the SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING STRUCTURE until:
 - a. The Petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING STRUCTURE with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 2 absent
(Ald. Parker and Umina)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT and SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on February 3, 1992. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT and SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the Planning and Development Board and the City Clerk.

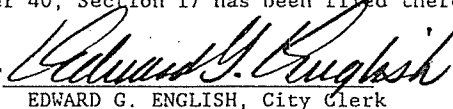
ATTEST



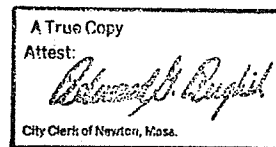
(SGD) EDWARD G. ENGLISH, City Clerk
Clerk of the Board of Aldermen

I, Edward G. English as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON hereby certifies that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on February 3, 1992 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

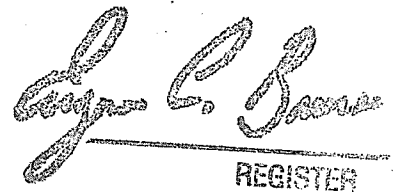
ATTEST



EDWARD G. ENGLISH, City Clerk



MAR 04 1992
COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX S.S.
SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA.
I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK 1195
PAGE _____


REGISTER