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Setti D. Warren
 Mayor

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 Director

SPECIAL PERMIT APPLICATION

DATE RECEIVED: _____ **PROJECT #:** _____ **ZONING DISTRICT: SR-2**

PROJECT ADDRESS: 64 Perkins Street

PROJECT INFORMATION

CURRENT USE: Single-family dwelling **PROPOSED USE:** No change

PROJECT DESCRIPTION (Briefly describe the project below):

The applicant proposes to build out the uppermost floor (third floor) to the same floor area as the lower (second) floor as well as add a second 327 square foot garage bay with no living area above.

REVIEWS BY OTHER REGULATORY AUTHORITIES?

Demolition delay – Historic Commission

SITE INFORMATION

DESCRIBE THE CURRENT AND PAST USES, SITE, AND/OR STRUCTURE INFORMATION AS IT RELATES TO THIS APPLICATION:

The property at 64 Perkins Street consists of a 6,157 square foot corner lot improved with a single-family residence constructed in 1928. The structure consists of two and a half stories and a basement with an attached over-sized one-stall garage. The topography is sloped so as to render the basement the first floor under the Ordinance, creating three full stories.

The maximum number of stories in an SR2 district is 2.5. The existing structure is three stories and therefore nonconforming. A special permit is required to increase the intensity of the nonconforming number of stories.

The proposed addition creates an FAR of .65 from an already nonconforming .53, which exceeds the maximum allowable FAR of .44. A special permit is required to increase the already nonconforming FAR.

The proposed garage bay adds 327 square feet of space to the existing 398 square foot garage, creating a 725 square foot garage. This exceeds the 700 square feet allowed by the Ordinance and requires a special permit.

ANY PRIOR SPECIAL PERMITS, VARIANCES, EASEMENTS, AND/OR SPECIAL RESTRICTIONS?

A variance issued in July 1928 permitted a 15 foot setback from Perkins Street which allowed the dwelling to be built in its current configuration.

THE PROJECT FILING MATERIALS SHOULD INCLUDE THE FOLLOWING INFORMATION IN CURRENT AND PROPOSED CONDITIONS:

REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)					
<input checked="" type="checkbox"/>	Zoning Review	<input checked="" type="checkbox"/>	Plot Plan or As-built Survey Describing the Project Site		Site Topography (2-foot intervals)
<input checked="" type="checkbox"/>	Façade Elevations or Floor Plans		Delineation of Wetlands or Watercourses	<input checked="" type="checkbox"/>	Site Structures and Improvements
	Utility Details	<input checked="" type="checkbox"/>	Landscaping		Site Encumbrances
	Lot Area Per Unit	<input checked="" type="checkbox"/>	Number of Stories	<input checked="" type="checkbox"/>	Parking & Circulation

(All plans MUST be signed, stamped, dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. As necessary, the Department may request additional information. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.