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RECEIVED  
CITY CLERK  
2019 JUL -8 PM 3:39  
Katie Whewell

July 8, 2019

Nadia Khan, Clerk  
City Council  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: 264 Pearl Street, Newton

Dear Nadia:

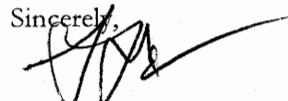
On behalf of Benedetto C. Caira, as Trustee, the owner of 264 Pearl Street, enclosed for filing please find a completed Special Permit Application along with the following enclosures noted herein below, in connection with the proposed development of the property:

- 1) Site Plans showing existing, proposed conditions, proposed utilities with detailed sheets, prepared by VTP Associates, Inc.;
- 2) Landscape Plan prepared by Leone Company;
- 3) Proposed architectural plans with exterior elevations prepared by C.D. Calhoun & Associates Incorporated;
- 4) Stormwater Report;
- 5) Copy of Zoning Review Memorandum by Jane Santosuosso, Chief Zoning Code Official;
- 6) Check payable to the City of Newton in the amount of \$350.00.

I respectfully request that the enclosed be submitted with the City Council and for this Petition to be scheduled for the next available public hearing with the Land Use Committee.

Please call or email me with any questions. As always, thank you, for your help.

Sincerely,



Laurance S.L. Lee

Enclosures

cc: Katie Whewell, Planner (w/enclosures)

# SPECIAL PERMIT APPLICATION

## TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for 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 section of the Revised Ordinances, 2015, as amended.

### PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

Please see attached Exhibit A.

RECEIVED  
PLANNING & DEVELOPMENT  
DEPARTMENT ENDORSEMENT  
JUL 8 3:39 PM '15

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

STREET 264 Pearl Street WARD 1

SECTION(S) 11 BLOCK(S) 14 LOT(S) 10

APPROXIMATE SQUARE FOOTAGE (of property) 14,608 SF ZONED MR2

TO BE USED FOR: Single-Family Attached Dwellings

CONSTRUCTION: Woodframe construction

EXPLANATORY REMARKS: Please see attached Exhibit A.

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) Benedetto C. Caira, Trustee

SIGNATURE Benedetto C Caira

ADDRESS 264 Pearl Street, Newton, MA

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

ATTORNEY Laurance S.L. Lee, of Rosenberg, Freedman & Lee LLP

ADDRESS 246 Walnut Street, Suite 201, Newton, MA 02460

TELEPHONE 617-964-7000 Email LLEE@RFL-LAW.COM

PROPERTY OWNER Benedetto C. Caira, Trustee

ADDRESS 264 Pearl Street, Newton, MA

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

SIGNATURE OF OWNER Benedetto C Caira

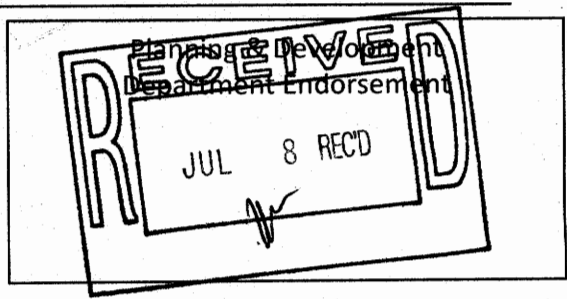


Exhibit A to Special Permit Application

For 264 Pearl Street, Newton, MA ("Property")  
(SBL: 11014 0010)

RECEIVED  
Newton City  
2019 JUL - 8 PM  
David A. Green  
Newton, MA 0

Special Permit Relief Requested:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To reduce required side setbacks	S.P. per §7.3.3
§3.2.4	To reduce required frontage	S.P. per §7.3.3
§3.2.4	To reduce required lot area	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the side lot line	S.P. per §7.3.3
§5.4.2.B	To allow retaining walls of four feet or more in height within a setback	S.P. per §7.3.3

Petitioner further requests relief from Sections 7.3 and 7.4 of City of Newton Zoning Ordinances as the City Council may deem appropriate and necessary.

Explanatory Remarks / Project Description:

The Property consists of approximately 15,040 SF of land by deed (14,608 SF calculated), in an MR-2 zoning district. The proposal is to demolish the existing house and to erect three (3) single-family attached dwellings in one building with private garages for each dwelling unit. Three guest parking spaces are proposed at the rear of the property.

The Property is situated near the intersection of Watertown Street and Pearl Street – both being busy thoroughfares - and is within properties/neighborhood zoned MR-2. It is a 5-minute walk from stores and restaurants along Watertown Street and is on the MBTA 59 Bus route.