



# 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: SR-1B DATE RECEIVED: \_\_\_\_\_

#### PROJECT DESCRIPTION:

2nd story addition over a non-conforming wing of the house & an attic dormer that will exceed allowed PAR

#### PROPERTY LOCATION INFORMATION

STREET ADDRESS: 110 Parker Ave CITY/ZIP: 02461

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): \_\_\_\_\_

#### PROPERTY OWNER INFORMATION

NAME: Seth DeWila / Talya Salant PHONE: 773-251-4176 ALT. PHONE: 312-286-8021

MAILING ADDRESS: 110 Parker Ave E-MAIL ADDRESS: seth.dewila@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 Seth DeWila  
(Property Owner Signature)

1/19/18  
(Date)

X Talya Salant  
(Property Owner Signature)

1/19/18  
(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: Charles Navaroli PHONE: 617-630-1999 ALT. PHONE: 508-801-4199

MAILING ADDRESS: 20 Woodward St. 02461 E-MAIL ADDRESS: info@architects2boston.com

X Charles Navaroli  
(Applicant/Agent Signature)

19 Jan '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

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Department of Planning and Development  
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Candace Havens  
Director

ZONING REVIEW APPLICATION

DATE RECEIVED: \_\_\_\_\_ PROJECT #: \_\_\_\_\_ ZONING DISTRICT: SR-3

PROJECT INFORMATION

CURRENT USE: Single Family PROPOSED USE: Single Family

PROJECT DESCRIPTION (Briefly describe the project below):

2nd story Addition over a non-conforming wing of the house & an attic dormer that will exceed allowed FAR

REVIEWS BY OTHER REGULATORY AUTHORITIES?  NO  IF YES, WHAT IS THE STATUS:

will be filing w/ Historic Comm.

SITE INFORMATION

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

ANY PRIOR SPECIAL PERMITS, VARIANCES, EASEMENTS, AND/OR SPECIAL RESTRICTIONS?  NO  IF YES, DESCRIBE BELOW:

DOES THE SITE CONTAIN A NONCONFORMING BUILDING, STRUCTURE OR USE?  NO  IF YES, DESCRIBE BELOW:

PROJECT PLANS SHOULD INCLUDE THE FOLLOWING SITE INFORMATION IN CURRENT AND PROPOSED CONDITIONS:

REQUIRED SUBMITTAL CHECKLIST (check all being submitted)					
<input checked="" type="checkbox"/>	Lot Size	<input checked="" type="checkbox"/>	Front Setback	<input checked="" type="checkbox"/>	Lot Coverage
<input checked="" type="checkbox"/>	Lot Frontage	<input checked="" type="checkbox"/>	Side Setbacks	<input checked="" type="checkbox"/>	Open Space
<input checked="" type="checkbox"/>	Building Height	<input checked="" type="checkbox"/>	Rear Setback	<input checked="" type="checkbox"/>	Floor Area Ratio
<input type="checkbox"/>	Lot Area Per Unit	<input checked="" type="checkbox"/>	Number of Stories	<input checked="" type="checkbox"/>	Parking

(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 additional information may be requested. Please review the reverse of this form for additional information.)

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



Setti D. Warren  
Mayor

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

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(617) 796-1060  
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(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: 110 Parker Ave. SR. 13

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1109.71	1109.71
2. Attached garage	-	-
3. Second story	741.56	1156.24
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story <sup>1b</sup>	-	340.21
6. Enclosed porches <sup>2b</sup>	-	-
7. Mass below first story <sup>3b</sup> 5070 x 732.36	4660.2	4660.2
8. Detached garage	-	-
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)	23519.47	3072.36
B Lot size	6160.5	6160.5
C FAR = A/B	.3762	.4987
Allowed FAR 1.48		
Allowable FAR	1.48	1.48
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	2956.5	2956.5

Lot coverage  
Open Space  
Building Ht.

1320' = 21%  
4562' = 74%  
32' 32'