

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 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 RELIEFS ARE REQUESTED:

Relief requested from Section 3.1.3 and 7.8.2.C.2 to further increase the already nonconforming number of stories.

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-conforming Use(s) and/or Structure(s)

STREET 44 Oakmont Road, Newton, MA 02459

WARD _____

SECTION(S) _____ BLOCK(S) _____ LOT(S) _____

APPROXIMATE SQUARE FOOTAGE (of property) 3,797 sqft ZONE SR-3

TO BE USED FOR: The lot was created as a single family residence and will continue to be used as such.

CONSTRUCTION: Wood framing with vinyl shingles.

EXPLANATORY REMARKS: The applicant wishes to construct a rear addition to the basement, first, and second floors of their home. The grading is such that the basement is considered a story. We are requesting a special permit to extend the nonconformity of the maximum story requirement. Please see attached memo.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) Alan Mayer, Mayer + Associates Architects

SIGNATURE *Alan Mayer* PHONE (617) 916-0774 E-MAIL mayer@ajmarchitects.com

ADDRESS 1647 Beacon Street, Waban, MA 02468

ATTORNEY N/A PHONE _____ E-MAIL _____

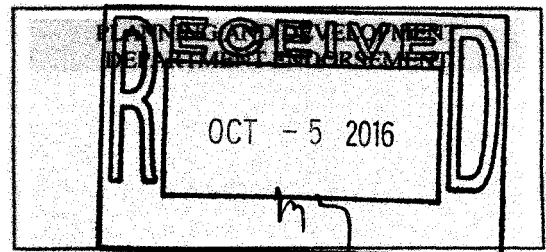
ADDRESS _____

PROPERTY OWNER Matthew & Ana Volpi

OWNER'S ADDRESS 44 Oakmont Road, Newton, MA 02459

SIGNATURE OF OWNER *M. Ana J. Volpi*

DATE 9/26/16



RECEIVED
 NEWTON CITY CLERK
 2016 OCT - 5 PM 4:07
 David A. Olson, Clerk
 Newton, MA 02459



Setti D. Warren
Mayor

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

339-16
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: 44 Oakmont Road - Existing

**FAR Calculations for
Regulations Effective As Of October 15, 2011**

Inputs (square feet)

1. First story	646
2. Attached garage	-
3. Second story	646
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Certain floor area above the second story ^{1b}	-
6. Enclosed porches ^{2b}	-
7. Mass below first story ^{3b *}	621
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)	1,913
B. Lot size	7,840
C. FAR = A/B	.24

Allowed FAR

Allowable FAR	.46
Bonus of .02 if eligible ^{4b}	.02
TOTAL Allowed FAR	.48

* Basement counted as a story. Area taken to outside face of foundation wall



D. Warren
Mayor

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Department of Inspectional Services
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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 44 Oakmont Road - Proposed (Basement considered a story)

FAR Calculations for Regulations Effective As Of October 15, 2011

Inputs (square feet)

1. First story	1,240
2. Attached garage	-
3. Second story	1,337
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Certain floor area above the second story ^{1b}	-
6. Enclosed porches ^{2b}	-
7. Mass below first story ^{3b *}	1,221
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)	3,798
B. Lot size	7,840
C. FAR = A/B	.48

Allowed FAR

Allowable FAR	.46
Bonus of .02 if eligible ^{4b}	.02
TOTAL Allowed FAR	.48

* Basement counted as a story. Area taken to outside face of foundation wall



Scott D. Warren
Mayor

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

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(617) 796-1120
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RECEIVED
DEPARTMENT OF PLANNING AND DEVELOPMENT
NEWTON, MASSACHUSETTS
SEP 26 3 11 PM '16

James Finas
Acting Director

GENERAL PERMIT APPLICATION

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

PROJECT DESCRIPTION:

We are proposing the demolition of the existing rear deck and facade in order to build a new addition to the basement, first, and second floors.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 44 Oakmont Road CITY/ZIP: Newton Centre 02459

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 65019 0077

PROPERTY OWNER INFORMATION

NAME: Mathew & Ana Volpi PHONE: (617) 281-0857 ALT. PHONE: _____

MAILING ADDRESS: 44 Oakmont Road, Newton Center E-MAIL ADDRESS: mattvolpi@yahoo.com

PROPERTY OWNER CONSENT

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

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

X _____
(Property Owner Signature)

9/26/16
(Date)

X Mathew Volpi
(Property Owner Signature)

9/26/16
(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: Alan Mayer, Mayer + Associates PHONE: (617) 916 0774 ALT. PHONE: _____

MAILING ADDRESS: 1647 Beacon Street, Waban, MA E-MAIL ADDRESS: mayer@ajmarchitects.com

X Alan Mayer
(Applicant/Agent Signature)

10.1.16
(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.