

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a 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 sections..

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

4.4.1; 5.1.4; 5.1.6.A; 5.1.6.B; 5.1.8.A.1; 5.1.8.B; 5.1.8.D.2; 5.1.9.A; 5.1.9.B; 5.1.10.A.1; 5.1.10.B.5; 5.1.13; and 7.3.3

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

STREET 156 Oak Street (Parcel 1) and 55 Tower Road (Parcel 2)

WARD 5 **SECTION(S)** 51 **BLOCK(S)** 28 **LOT(S)** 0005 and 0005A

APPROXIMATE SQUARE FOOTAGE 237,832 sf (Parcel 1); 483,583 sf (Parcel 2) **ZONED** MU-1 (to be rezoned to BU4)

TO BE USED FOR: non-accessory parking on 55 Tower Road to serve the existing office building at 156 Oak Street.

CONSTRUCTION: bituminous pavement parking area

EXPLANATORY REMARKS: Applicant seeks special permit relief as follows: (1) allow a parking waiver of 84 stalls pursuant to Sections 5.1.4 and 5.1.13; (2) allow non-accessory parking on a lot separate from the principal use pursuant to Sections 4.4.1, 5.1.6.A, 5.1.6.B, and 5.1.13; (3) allow outside parking within setbacks pursuant to Sections 5.1.8.A.1 and 5.1.13; (4) waive the dimensional requirements for stalls pursuant to Sections 5.1.8.B and 5.1.13; (5) waive the maximum width for entrance and exit drives pursuant to Sections 5.1.8.D.2 and 5.1.13; (6) waive perimeter screening requirements for parking facilities pursuant to Sections 5.1.9.A and 5.1.13; (7) waive the interior landscaping requirements for parking facilities pursuant to Sections 5.1.9.B and 5.1.13; (8) waive the lighting requirements for parking facilities pursuant to Sections 5.1.10.A.1 and 5.1.13; and (9) waive the requirement for curbing, wheel stops, guard rails, and bollards pursuant to Sections 5.1.10.B.5 and 5.1.13.

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) Northland Oak Street, LLC/Northland Tower Road Investors, LLC

ADDRESS 2150 Washington Street, Newton, MA 02462

TELEPHONE N/A **E-MAIL** N/A

SIGNATURE Northland Oak Street LLC
By: Northland Fund L.P., Manager
By: Northland Fund I Partners L.P., its General Partner
By: Northland Fund I Partners, Inc., its General Partner

X
By: Suzanne Abair, Secretary

Northland Tower Road Investors LLC
X
By: Suzanne Abair, Secretary and Treasurer

ATTORNEY Alan J. Schlesinger, Esquire and Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267 **TELEPHONE** 617-965-3500

E-MAIL aschlesinger@sab-law.com sjbuchbinder@sab-law.com

PROPERTY OWNER Northland Oak Street, LLC/Northland Tower Road Investors, LLC

ADDRESS same as above

RECEIVED
NEWTON CITY COUNCIL
2017 MAY -9 PM 3:54
DAVID A. O'NEILL
NEWTON, MA 02459

Northland Oak Street LLC

By: Northland Fund L.P., Manager

By: Northland Fund I Partners L.P., its General Partner

By: Northland Fund I Partners, Inc., its General Partner

X

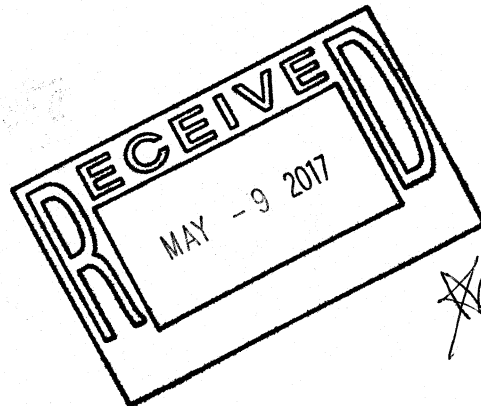
By: Suzanne Abair, Secretary

Planning & Development
Department Endorsement

Northland Tower Road Investors LLC

X

By: Suzanne Abair, Secretary and Treasurer





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

GENERAL PERMIT APPLICATION

James Freas Acting Director

PROJECT #: ZONING DISTRICT: MU-1 DATE RECEIVED

PROJECT DESCRIPTION: offsite accessory parking

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 156 Oak Street and 55 Tower Road CITY/ZIP: Newton / 02464

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): Section 51, Block 0028, Lots 0005, 0005A

PROPERTY OWNER INFORMATION

NAME: Northland Oak Street, LLC/Northland Tower Road Investors, LLC PHONE: N/A ALT. PHONE: N/A

MAILING ADDRESS: 2150 Washington Street, Newton, MA 02462 E-MAIL ADDRESS: N/A

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.

Northland Oak Street LLC

By: Northland Fund L.P., Manager

By: Northland Fund I Partners L.P., its General Partner

By: Northland Fund I Partners, Inc., its General Partner

X By: Suzanne Abair, Secretary (Date) May 9 2017

Northland Tower Road Investors LLC

X By: Suzanne Abair, Secretary and Treasurer (Date) May 9 2017

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 J. Schlesinger, Esquire and Stephen J. Buchbinder, Esquire PHONE: 617-965-3500

ALT. PHONE: SJB Cell: 617-538-7392 E-MAIL ADDRESS: aschlesinger@sab-law.com sjbuchbinder@sab-law.com

MAILING ADDRESS: Schlesinger and Buchbinder, LLP, 1200 Walnut Street, Newton, MA 02461-1267

X (Application/Agent Signature) (Date) May 9 2017

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)

Table with 2 columns: Permit/Review Type and Status. Rows include Zoning Review Application, Administrative Site Plan Review, Sign Permit, Comprehensive Permit, Variance Application, and Historic Preservation Review.

RECEIVED NEWTON CITY CLERK 2017 MAY -9 PM 3:54 DAVID A. O'NEIL, OMC NEWTON, MA 02459