

Date: September 15, 2017

**TO THE HONORABLE CITY COUNCIL
City of Newton**

Ladies and Gentlemen:

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such use as may be hereinafter specified of building or buildings, at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015 (Zoning Ordinance) as amended, or any other sections, viz:

Petition for: Sections 3.4.1 to allow for single-family attached dwellings in an MR1 district; and Section 7.3.3 special permit

Located as follows:

Street and Ward: 336 Newtonville Avenue,
Section(s): 22
Block(s): 7
Lot(s): 19
Approximate Square Footage of lot: 29,896 sq. ft. of land

To be used for: Four-Unit Residential

Construction: Two detached duplexes primarily of wood-framed structures on concrete foundation.

Explanatory remarks:

The property consists of 29,896 S.F. of land, more or less, according to the site plan prepared by Civil Environmental Consultants (enclosed), and is situated in an MR-1 zoning district. The site is improved with an existing single-family house. The site is one of the largest lots on the street surrounded by many single-family and multi-family houses on lots ranging from just over 5,000 S.F. to just over 28,000 S.F. of land. There are two other similar-sized lots in the immediate neighborhood – one of which is improved with a four-unit condominium (at 314 Newtonville Avenue) and the other is an existing three-family house (326-330 Newtonville Avenue) with a private way bisecting the lot. The immediate neighborhood is comprised of an MR-1 zoning district.

On December 29, 2016, the Newton Historical Commission found the existing house to be “preferably preserved” and approved the relocation of the house forward on the site. The Applicant will preserve the existing house, to which a second unit will be added to the back. The proposal will add a second detached two-unit building at the rear of the property, bringing a total of four units on site. The proposed density requirements of 7,474 will well exceed the minimum requirement of 4,000 SF per unit under the special permit as well as the density of other existing multi-family houses in the neighborhood (some of which are as low as 2,600 SF per unit).

The proposed new units will meet all of the zoning dimensional requirements under Section 3.2.4 for single-family attached dwellings in an MR-1 zoning district under the special permit process. Each of the four units will have two interior garage parking spaces – Unit four (the rear unit) will have a detached two-car garage. The existing house will be moved forward (as approved by NHC) which will fit within the streetscape and neighborhood.

Land referred to is located in a Multi-Residence 1 Zoning District.

The undersigned agrees 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.

Signature of Petitioner: _____
by Attorneys Laurance Lee

Addresses and Telephones of Petitioner:

Attorney of Record: Laurance Lee
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Email: llee@rfl-law.com

Name of Property Owner: Donald Stanton and Linda Stanton

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David A. Olson, CMC
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