



RECEIVED 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: SR2 DATE RECEIVED: _____

PROJECT DESCRIPTION: Build a garage in front and side setback connected to the newly constructed garage at 158 Newtonville Ave which abuts 150 Newtonville Ave.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 150 Newtonville Ave CITY/ZIP: Newton 02458

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 12022 6020

PROPERTY OWNER INFORMATION

NAME: Marianne Gerard & Christine L. Kane PHONE: 617 969 1129 ALT. PHONE: 617 470-6273

MAILING ADDRESS: 150 Newtonville Ave E-MAIL ADDRESS: merryg1@aol.com
Newton, MA 02458 chris@libretto-inc.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 Marianne Gerard 2/1/16
(Property Owner Signature) (Date)

X Christine Kane 2/3/16
(Property Owner Signature) (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: Marianne Gerard & Christine L. Kane PHONE: 617 969-1129 ALT. PHONE: 617-470-6273

MAILING ADDRESS: 150 Newtonville Ave Newton, MA 02458 E-MAIL ADDRESS: merryg1@aol.com
chris@libretto-inc.com

X Marianne Gerard - Christine Kane 2/3/16
(Applicant/Agent Signature) (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 checked="" 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 checked="" 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 TAKEN IN FULL AND DATE STAMP

RECEIVED

FEB - 5 2016

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



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SPECIAL PERMIT APPLICATION

DATE RECEIVED: _____ PROJECT #: _____ ZONING DISTRICT: SR2
PROJECT ADDRESS: 150 Newtonville Ave Newton, MA 02458

PROJECT INFORMATION

CURRENT USE: SF residence PROPOSED USE: SF residence

PROJECT DESCRIPTION (Briefly describe the project below):

*build garage in front + side yard
setbacks w/ parking space in front
setback + within 5 ft of street*

REVIEWS BY OTHER REGULATORY AUTHORITIES? NO IF YES, DESCRIBE THE STATUS BELOW:

Applicants applied for a variance which was approved in November, 2015.

SITE INFORMATION

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

residential (SF)

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

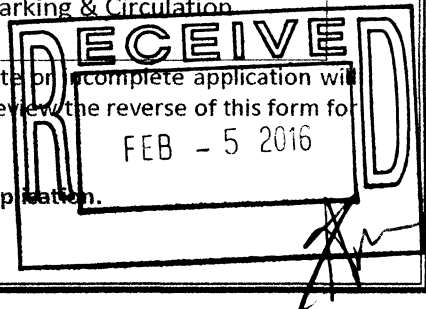
Applicants filed a variance application in November 2015 for side and front setbacks. The variance was approved.

THE PROJECT FILING MATERIALS SHOULD INCLUDE THE FOLLOWING INFORMATION IN CURRENT AND PROPOSED CONDITIONS:

REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)			
<input checked="" type="checkbox"/>	Zoning Review Memorandum	<input checked="" type="checkbox"/>	Plot Plan or As-built Survey Describing the Project Site
<input checked="" type="checkbox"/>	Façade Elevations or Floor Plans		Delineation of Wetlands or Watercourses
	Utility Details		Landscaping
	Lot Area Per Unit		Number of Stories
			Site Topography (2-foot intervals)
			Site Structures and Improvements
			Site Encumbrances
			Parking & Circulation

(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 Department may request additional information. Please review the reverse of this form for additional information.)

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



RECEIVED
Newton City Clerk

2016 FEB -5 AM 10:31

DELIVERED
Newton, MA 02458

James P. Robertson Jr.
158 Newtonville Avenue
Newton, MA 02458

City of Newton
Zoning Board of Appeals

RE: Support of a new garage at 150 Newtonville Avenue

I am writing in support of Merry Gerard and Christine Kane's application for a new garage at 150 Newtonville Avenue. An addition of a garage will increase the aesthetic and safety of Merry & Christine's home.

We have worked together as the project has coalesced, and have agreed to share a party wall and an equal exchange of land to facilitate the project subject to receiving the necessary permits and appraisals from the City of Newton. We believe that this arrangement is a better use of the lands natural topography and will look better as part of the street scape.

Sincerely,



James P. Robertson Jr.

RECEIVED
Newton City Hall

2016 FEB -5 AM 10:31

Newton City Hall
1000 Commonwealth Ave
Newton, MA 02458

LisaAnn DuKaten
144 Newtonville Avenue
Newton, MA 02458
617-527-2014

October 15, 2015

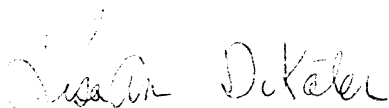
Zoning Board of Appeals
City of Newton
1000 Commonwealth Ave
Newton, MA

RE: Variance for an Attached Garage at 150 Newtonville Avenue

I am an abutting neighbor to 150 Newtonville Ave. I hereby give my full support to a variance for the owners of 150 to attach, a garage to #158 Newtonville Ave.

Newtonville Ave is a dangerous street to park on, for drivers, walker and plows. It is in the best interest of the neighborhood to remove cars from the street whenever possible. In addition, if the owners of #150 were denied this variance, they would seek to build a garage on another part of their property requiring the removal of many mature trees that offer noise reduction and character.

Respectfully,



LisaAnn DuKaten

RECEIVED
Newton City Clerk



October 14, 2015

To: Zoning Board of Appeals
City of Newton, Massachusetts

2016 FEB -5 AM 10:31
NEWTON, MA 02458

We own our home at 147 Newtonville Avenue, directly across the street from Marianne Gerard and Christine Kane at 150 Newtonville Avenue. We fully support their initiative to build a new two-car garage, dug into the bank across the street from us. We feel this is well in keeping with many other properties on the street. We also think it will improve safety on this portion of Newtonville Avenue.

Thank you.


Becky Searles and Sean McNally 
147 Newtonville Ave
Newton, MA 02458

RECEIVED
BUREAU OF RECORDS

2010 FEB -8 AM 10:31

RECEIVED
BUREAU OF RECORDS

151 Newtonville Avenue
Newton, MA 02458
10/12/12015

Newton Zoning Board of Appeals
1000 Commonwealth Avenue
Newton, MA 02459

Dear Board Members:

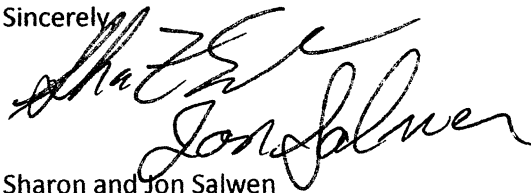
We are residents of 151 Newtonville Avenue, across the street neighbors of the Kane-Gerards at 150 Newtonville Avenue.

We are writing in support of their request for a variance that would allow them to build a garage on their property.

As you know, Newtonville Avenue is a very narrow, but unusually busy street. This proposed garage would allow for off-street parking for our neighbors, which would improve the safety of our street.

Please do not hesitate to contact us if you have any questions. We look forward to the rapid granting of this variance, so that construction can start in a timely manner.

Sincerely,

Handwritten signature in black ink, appearing to read "Sharon and Jon Salwen".

Sharon and Jon Salwen