

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON

The undersigned hereby makes application for 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, 2001 as amended or any other sections, viz: to allow extension of a non-conforming structure under **section 30-21(b)**; to allow an FAR of .57 in the MR-1 zone under **section 30-15(u)**; both of the aforesaid permits under **section 30-24**; and site plan approval under section 30-23.

PETITION FOR: **Special Permit/Site Plan Approval**  
STREET AND WARD: **258 NEVADA STREET WARD 1**  
SECTION: **14** BLOCK: **8** LOT: **16**  
APPROXIMATE SQUARE FOOTAGE (of property): **11,122 SQUARE FEET**  
TO BE USED FOR: **TWO-FAMILY DWELLING**  
CONSTRUCTION: **WOODFRAME**

EXPLANATORY REMARKS: Per Section 30-15(u), an 11,122 square foot lot located in the MR1 district is allowed a Floor Area Ratio (FAR) of up to .48 by right. The proposed addition to the structure results in an FAR of .57. To construct the addition as proposed, the applicant must obtain a special permit from the Board of Aldermen waiving the FAR limit per Section 30-15(u). The existing structure is nonconforming with regard to the front setback from Linwood Avenue. The plans show that the proposed structure would be extended along the Linwood Avenue frontage within the required setback distance but no closer to the lot line. This represents an extension of a nonconforming structure. It has been determined that the applicant must obtain a special permit under Section 30-21(b) to extend a nonconforming structure, even though the structure is no closer to the lot line.

LAND IS LOCATED IN A MULTI-RESIDENCE 1 ZONED DISTRICT.

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.

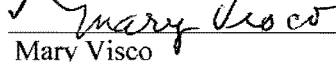
PETITIONER **Dino Rossi**  
ADDRESS & **362 Watertown Street, Newton, MA 02458**  
TELEPHONE **617 969-0676**

SIGNATURE   
Dino Rossi

ATTORNEY **Terrence P. Morris, Esquire** PHONE: **617 202-9132**

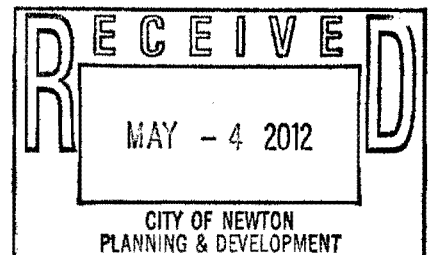
ADDRESS **57 Elm Road, Newton, MA 02460** EMAIL: **tpmorris.landuse.law@comcast.net**

PROPERTY OWNER **Mary Visco**  
ADDRESS **258 Nevada Street, Newton, MA 02458**

SIGNATURE OF OWNER   
Mary Visco

DATE: **May 2, 2012**

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT:



RECEIVED  
Newton City Clerk  
2012 MAY - 4 PM 11:52  
David A. O'Brien, OMC  
Newton, MA 02459