

# SPECIAL PERMIT APPLICATION

## TO THE NEWTON CITY COUNCIL

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, 2015, as amended, or any other sections

### PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

3.1.9 request for further increase of non-conforming Floor Area Ratio

7.8.2.C.2

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

STREET 85 gate house road WARD 7

SECTION(S) Chestnut Hill BLOCK(S) \_\_\_\_\_ LOT(S) 85 only

APPROXIMATE SQUARE FOOTAGE (of property) 22,152 sq. ft. ZONED SR1

TO BE USED FOR: The house is between Nancy and Meigh

Utilize attic space for an exercise room

CONSTRUCTION:

EXPLANATORY REMARKS:

Adding (5) dormers with windows and turning an attic space into an exercise room.

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) Hilary Grove

SIGNATURE Hilary Grove

ADDRESS 85 Gate House RD. CHESTNUT HILL MA 02467

TELEPHONE 617-834-5200 Email hilarykgrove@gmail.com

ATTORNEY \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

PROPERTY OWNER Hilary Grove

ADDRESS 85 Gate House RD. Chestnut Hill MA 02467

TELEPHONE 617-834-5200 Email hilarykgrove@gmail.com

SIGNATURE OF OWNER Hilary Grove

RECEIVED  
NEWTON CITY CLERK  
2019 MAR 22 PM 4:00  
DANIEL A. CLIFFORD, CLERK  
NEWTON, MA 02459

Planning & Development  
Department Endorsement  
**RECEIVED**  
MAR 23 RECD  
kw



Ruthanne Fuller  
Mayor

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  
Barney Heath  
Director  
RECEIVED  
Newton City Clerk  
MAY 22 PM 4:01

ZONING REVIEW APPLICATION

DATE: 5.13.2019

PROJECT ADDRESS: 86 GATE HOUSE, CHESTNUT HILL, MA

PROJECT INFORMATION

CURRENT USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

PROJECT DESCRIPTION (Briefly describe the project below):

ADD FIVE DORMERS TO EXISTING OCTAGON SHAPED ROOM TO FACILITATE AN EXERCISE ROOM IN AN ATTIC SPACE. REPLACE EXISTING LANDING, STAIR, HANDRAIL AND GUARDRAIL IN BACK OF THE HOUSE. THE LANDING AND STAIRS CONNECT THE FIRST FLOOR TO THE OUT-DOOR PATIO.

SITE INFORMATION

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

THE PROPOSED EXERCISE ROOM WOULD BE LOCATED WITHIN AN EXISTING ATTIC SPACE. THE ATTIC SPACE IS PART OF AN ADDITION THAT WAS BUILT IN 1996. THE 1996 ADDITION IS IN THE BACK ON THE HOUSE ON THE NORTH SIDE. THE GUARDRAIL, LANDING AND HANDRAIL ARE PART OF THE 1996 ADDITION AND ARE IN A STATE OF DISREPAIR.

IF KNOWN, ANY PRIOR SPECIAL PERMITS, VARIANCES, EASEMENTS, AND/OR SPECIAL RESTRICTIONS?

THE 1996 ADDITION AND THE 2019 PROPOSED DORMERS TO IT, HAVE BEEN REVIEWED AND APPROVED BY THE CHESTNUT HILL HISTORIC DISTRICT COMMISSION.

PROJECT PLANS SHOULD INCLUDE THE FOLLOWING SITE INFORMATION IN CURRENT AND PROPOSED CONDITIONS:

REQUIRED SUBMITTAL CHECKLIST (CHECK ALL BEING SUBMITTED)			
Lot Size	22152 $\pm$	Front Setback	26'-2"
Lot Frontage	179'-3"	Side Setbacks	17'-11"
Building Height	34' IN FRONT, 42' IN REAR	Rear Setback	65'-3"
Lot Area Per Unit		Number of Stories	2.5
		Lot Coverage	2918
		Open Space	19234
		Floor Area Ratio	.37
		Parking	3 SPACES

(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 additional information may be requested. Please review the reverse of this form for additional information.)

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



Ruthanne Fuller  
Mayor

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

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1086

Barney Heath  
Director

ZONING REVIEW APPLICATION

DATE: 4-17-18

PROJECT ADDRESS: 85 Gate House, Chestnut Hill, MA

PROJECT INFORMATION

CURRENT USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

PROJECT DESCRIPTION (Briefly describe the project below):

ADD FIVE DORMERS TO AN EXISTING OCTAGON SHAPED ROOM TO FACILITATE AN EXERCISE ROOM IN AN ATTIC SPACE. REPLACE EXISTING LANDING, STAIRS, HANDRAIL AND GUARDRAIL IN BACK OF THE HOUSE. THE LANDING AND STAIRS CONNECT THE FIRST FLOOR TO THE OUT-DOOR PATIO.

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IF KNOWN, ANY PRIOR SPECIAL PERMITS, VARIANCES, EASEMENTS, AND/OR SPECIAL RESTRICTIONS?

THE 1996 ADDITION AND THE 2018 PROPOSED DORMERS TO IT, HAVE BEEN REVIEWED AND APPROVED BY THE CHESTNUT HILL HISTORIC DISTRICT COMMISSION.

PROJECT PLANS SHOULD INCLUDE THE FOLLOWING SITE INFORMATION IN CURRENT AND PROPOSED CONDITIONS:

REQUIRED SUBMITTAL CHECKLIST (CHECK ALL BEING SUBMITTED)			
Lot Size	22,153 sq ft	Front Setback	26'-2"
Lot Frontage	179'-3"	Side Setbacks	17'-1"
Building Height	34' IN FRONT, 42' IN BACK	Rear Setback	65'-3"
Lot Area Per Unit		Number of Stories	2.5
		Lot Coverage	120 + 2829
		Open Space	19204
		Floor Area Ratio	.39
		Parking	3 SPACES

(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 additional information may be requested. 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  
2019 MAR 22 PM 4:01  
David A. Olson  
Newton, MA 02459