

**TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:**

The undersigned hereby makes application for a permit to build or alter a structure and/or use a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

**PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEFS ARE REQUESTED:**

§ 3.1.9, REQUEST TO FURTHER INCREASE NONCONFORMING FAR S.P. PER § 7.3.3  
§ 7.8.2.C.2

**PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:**

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-conforming Use(s) and/or Structure(s)

STREET HAWTHORNE AVE WARD 4  
 SECTION(S) 43034 0012 BLOCK(S) 43034 0012 LOT(S) 43034 0012  
 APPROXIMATE SQUARE FOOTAGE (of property) 9,602 ZONE SR1  
 TO BE USED FOR: SINGLE - FAMILY DWELLING

RECEIVED  
 NEWTON CITY CLERK  
 2016 MAY -3 PM 12:21  
 DARRIN S. OSOBI, CHC  
 NEWTON, MA 02459

CONSTRUCTION: COMPLETE INTERIOR/EXTERIOR RENOVATION

EXPLANATORY REMARKS: PLEASE REFERENCE ATTACHED PAPERWORK

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 (PRINT) JOHN B. ARONE

SIGNATURE [Signature] PHONE 781 704-1099 E-MAIL JBARONE119@GMAIL.COM

ADDRESS 35 FAIR OAKS AVE NEWTONVILLE MA. 02460

ATTORNEY NICOLE STARCK PHONE 617 921-6348 E-MAIL NICOLE@STARCKLAW.COM

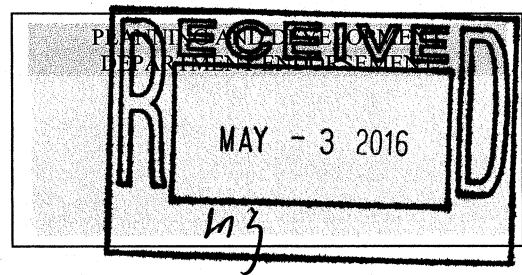
ADDRESS 6 LEXINGTON ST. #3, WALTHAM, MA. 02452

PROPERTY OWNER JOHN B. ARONE

OWNER'S ADDRESS 35 FAIR OAKS AVE NEWTONVILLE MA. 02460

SIGNATURE OF OWNER [Signature]

DATE MAY 1, 2016



CITY OF NEWTON  
INSTRUCTIONS FOR FILING PETITIONS FOR PERMITS UNDER THE ZONING LAW (CHAPTER 30)

1. The Inspectional Services Department determines whether a special permit is necessary.
2. If a special permit is necessary, the Petitioner meets with a member of the Planning & Development Department to discuss the petition and the requirements for his/her particular petition; an application and instructions for filing a special permit petition may be obtained from the Clerk of the Board.
3. Upon completion of the application and required plans, Petitioner returns to the Department of Planning & Development for approval and endorsement of application, after which it may be filed with the Clerk of the Board's office with a filing fee (please see below.)

**THE FOLLOWING MUST BE INCLUDED WHEN FILING**

1. Four (4) copies of the completed petition.
2. Site Plans: Fifteen (15) collated sets FOLDED. These plans must be accurately drawn at a scale of 1" = 40' or 1" = 20' and contain the stamp of a Registered Engineer or a Land Surveyor. Such site plan shall show on the petitioned lot or lots (where applicable) "...all existing and proposed buildings, structures, parking stalls, aisles, driveway openings, driveways, service areas and other open uses, all facilities for sewage, refuse and other waste disposal, water, electrical and telephone facilities, surface water drainage, topography and all landscape features such as fences, walls, planting areas, including quantity, type and size of plant materials, walks, lighting facilities and free-standing signs." Plans shall include Petitioner's name, date of plan, scale and name of person drawing the same. Plans must show boundary lines and lot areas of lots and adjacent to Petitioner's lot, as well as the location of any and all buildings."
3. Where applicable, architectural rendering showing building elevations, facade treatment, and typical floor plans illustrating unit types for residential use, or proposed interior layout for commercial or other uses.
4. Prints: Two (2) of each site plan 8 1/2" x 11" in size.  
They may be a reduced positive photocopy of the larger size plan. The scale shall be adjusted so that all of the Petitioner's lot and surrounding lots can be shown.
5. A copy of site plan as described above must be filed with the City Engineer, and when applicable, the Fire Department, at the time of presentation to the Clerk of the Board of the application and accompanying plans.
6. Two (2) electronic copies of plans should be submitted to the Planning Department at the time of filing. Documents should be submitted on two separate CDs and be in PDF format.

**FEES (REFERENCE SEC.17-3 - MADE PAYABLE TO THE CITY OF NEWTON)**

- |     |   |       |
|-----|---|-------|
| (1) | Special Permits and/or Site Plan Approval; Extension of non-conforming use/structure: |       |
| a.  | Residential Districts .....   | \$350 |
|     | plus \$100 for each new residential unit proposed with max of \$2,500                 |       |
| b.  | Business, Mixed Use and Manufacturing Districts .....                                 | \$750 |
| c.  | Accessory Apartments .....  | \$250 |
| d.  | Signs (all districts) .....   | \$350 |
| (2) | Change of zone petitions.....   | \$350 |
| (3) | Offers for City-owned land (all Districts) .....                                      | \$250 |
| (4) | Application for Administrative Site Plan Review pursuant to Section 30-5(a)(2)(a)     | \$350 |
| (5) | Application for Review of Accessory Apartment Petition ("RAAP") pursuant to Sec.30-22 | \$100 |

May 2, 2016

To Whom It May Concern:

Attached are the required documents pertaining to the respectful request to further increase the nonconforming FAR pertaining to 39 Hawthorne Avenue in Auburndale MA. 02466.

I would like to thank the staff in advance for taking the time to review my request to increase the nonconforming FAR pertaining to 39 Hawthorne Avenue in Auburndale MA. 02466. I believe that in my request to respectfully increase the nonconforming FAR, all aspects of requirements to allow such change have and will be met in order to allow the increase of nonconforming FAR that I am requesting.

I have documented the "off street" parking situation for every home on Hawthorne Avenue in Auburndale MA. and my abutting neighbors to portray that my request for a 1072 square foot detached garage WILL NOT be substantially more detrimental than the existing nonconforming use to the neighborhood and shall impose such conditions as may be necessary to protect the neighborhood from injury.

Currently, there is ZERO off street parking at 39 Hawthorne Avenue. This has been an issue especially during the "Winter Ban" months when ON street parking is NOT permitted from November 15th through April 15th from 0200hrs. to 0600hrs.

I have surveyed every home on Hawthorne Avenue as well as my abutting neighbors on Lake Ave. and Myrtle Street. My findings are as follows:

6 Hawthorne Ave:

Off street parking provided and a 2 car garage

15 Hawthorne Ave:

Off street parking provided

18 Hawthorne Ave:

Off street parking provided and a 2 car garage

19 Hawthorne Ave:

Off street parking provided and a 2 car garage

25 Hawthorne Ave:

Off street parking provided and an oversized 2 car garage

24 Hawthorne Ave:

Off street parking provided and a 2 car garage

29 Hawthorne Ave:

Off street parking provided and a 2 car garage (Abutting neighbor)

30 Hawthorne Ave:

Off street parking provided and a 2 car garage (Neighbor directly across the street)

RECEIVED  
TOWN OF AUBURNDALE  
PLANNING DEPARTMENT  
MAY 10 2016 10:30 AM  
39 HAWTHORNE AVE  
AUBURNDALE, MA 02466

39 Hawthorne Ave:  
ZERO off street parking

51 Hawthorne Ave:  
Off street parking provided and a 1 car garage (Abutting Neighbor)

57 Hawthorne Ave:  
Off street parking provided

63 Hawthorne Ave:  
Off street parking provided

73 Hawthorne Ave:  
Off street parking provided

78 Hawthorne Ave:  
Off street parking provided and a 3 car garage

79 Hawthorne Ave:  
Off street parking provided

85 Hawthorne Ave:  
Off street parking provided with a 2 car garage

96 Hawthorne Ave:  
Off street Parking provided with a 1 car garage

97 Hawthorne Ave:  
Off street parking provided

98 Hawthorne Ave:  
Off street parking provided and a 1 car garage

101 Hawthorne Ave:  
Off street parking provided

107 Hawthorne Ave:  
Off street parking provided

111 Hawthorne Ave:  
Off street parking provided

110 Hawthorne Ave:  
Off street parking provided and a 2 car garage (New construction/2015)

RECEIVED  
Newton City Clerk  
2016 MAY -3 PM 12: 21  
David A. Olson, CMC  
Newton, MA 02459

30 Lake Ave:  
Off street parking provided and a 1 car garage (Abutting Neighbor)

10 Myrtle Street (Abutting Neighbor)  
1 car garage

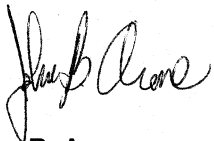
Documentation shows that every home has off street parking and the majority have a 1 or 2 car garage.

The plans for the two car garage as well as the exterior renovation for 39 Hawthorne Avenue were also presented to the Auburndale Historic Committee on April 19th at 1900hrs. My plans were accepted and approved of by the Historic Committee for the minor additions that were proposed to be added as well as the 2 car garage.

It is my strong hope that with the above documented information and approval from the Historic Committee, I, John Arone was able to portray to the powers that be that my respectful request to increase the nonconforming FAR pertaining to 39 Hawthorne Avenue kindly be considered.

I want to thank Alexandra Aneth, Jane Santouosso and Michael Gleba for assisting me over the past two months and for constantly taking the time to answer the many questions that I proposed to them. Their professionalism and pleasant demeanor is second to none and did not go unnoticed.

Respectfully Submitted,



John B. Arone

RECEIVED  
Newbury City Clerk  
2016 MAY 28 PM 12:21  
David A. Johnson, Clerk  
Newbury, MA 02459