

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 of 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 RELIEF IS REQUESTED:

30-13(b)(1); 30-13(b)(3); 30-13(b)(4); 30-19(b)(5); 30-19(f)(1); 30-19(f)(2); 30-19(c)(3); 30-23; 30-24

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-Conforming Use(s) and/or Structure(s)
- Amendment of Board Order # _____

STREET 19-33 Needham Street WARD 5

SECTION(S) 51 BLOCK(S) 028 LOT(S) 0025B, 0025C, 0025D

APPROXIMATE SQUARE FOOTAGE (of property) 109,396 square feet ZONE MU-1

TO BE USED FOR: a mixture of office, retail, service, restaurant and storage uses

CONSTRUCTION: brick and masonry construction

EXPLANATORY REMARKS: The applicant is seeking a special permit to allow a broader mix of authorized uses at the existing property. Specifically, it seeks a special permit for retail use under Section 30-13(b)(1); warehouse/storage use under Section 30-13(b)(3); service use under Section 30-13(b)(4); and restaurant use under Section 30-13(b)(5). As-of-right uses which are currently permitted require 182 parking stalls. The applicant's proposed mix of uses for the site will not increase that requirement. The site currently contains 145 parking stalls and the applicant has access to an additional 40 off-site, for a total of 185 parking stalls. Thus, the applicant is seeking a waiver of 37 parking stalls pursuant to Section 30-19(c) or, in the alternative, to allow 40 off-site parking stalls pursuant to Section 30-19(f)(1) and (2). The applicant is not proposing any physical changes to the configuration of the existing building.

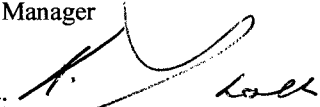
The undersigned agree to comply with the requirements of the Zoning Ordinances and Rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) UBC Equity Partners, LLC

SIGNATURE:

UBC EQUITY PARTNERS, LLC, a
Delaware limited liability company

By: KS Retail Manager, LLC, a
Massachusetts limited liability company,
its Manager

By: 
Kambiz Shahbazi, Manager

RECEIVED
Newton City Clerk
2013 DEC 10 AM 11:38
David A. Olson, CMC
Newton, MA 02459

PHONE N/A E-MAIL N/A

ADDRESS 150 East 58th Street, Suite 2000, New York, New York 10155

ATTORNEY Alan J. Schlesinger, Esquire PHONE 617-965-3500 E-MAIL aschlesinger@sab-law.com

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

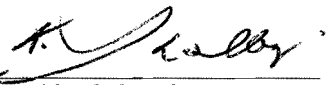
PROPERTY OWNER UBC Equity Partners, LLC

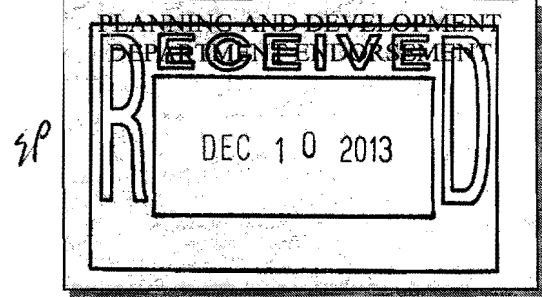
OWNER'S ADDRESS 150 East 58th Street, Suite 2000, New York, New York 10155

SIGNATURE OF OWNER:

UBC EQUITY PARTNERS, LLC, a
Delaware limited liability company

By: KS Retail Manager, LLC, a
Massachusetts limited liability company,
its Manager

By: 
Kambiz Shahbazi, Manager



DATE December 9, 2013

**SCHLESINGER AND
BUCHBINDER, LLP**
ATTORNEYS AT LAW

1200 WALNUT STREET
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OF COUNSEL
ROBIN GORENBERG

E-Mail: aschlesinger@sab-law.com

December 10, 2013

BY HAND

Ms. Linda Finucane
Chief Committee Clerk, Newton Board of Aldermen
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition of UBC Equity Partners LLC / 19-33 Needham Street

Dear Linda,

Enclosed please find an original special permit application together with thirteen packets of information relative to the above matter consisting of the following:

1. A copy of the special permit application.
2. A copy of the zoning review memorandum.
3. An existing conditions site plan entitled "University Business Center Condominium, Site Detail Plan in Newton, MA" dated June 5, 2013 by Precision Land Surveying, Inc.
4. Check in the amount of \$750.00 representing the filing fee.

Please feel free to call me if you have any questions respecting the foregoing.

Very truly yours,



Alan J. Schlesinger

enclosures

cc: (By Hand, w/enclosures)

Ms. Alexandra Ananth, Chief of Current Planning, Planning and Development Department
Mr. John Daghlian, Associate City Engineer
Ouida C. M. Young, Associate City Solicitor
(By First Class Mail, w/enclosures)
Assistant Chief Paul Chagnon, Newton Fire Department
Mr. Kambiz Shabbazi

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