

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 section

RECEIVED
Newton City Clerk
2018 JAN 8 PM 3:57
Barbara Olson, CMC
Newton, MA 02459

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

3.1.9 and 7.8.2.C.2

Further increase non conforming FAR

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

STREET 48 Nathan Road WARD 2

SECTION(S) 13 BLOCK(S) 32 LOT(S) 19

APPROXIMATE SQUARE FOOTAGE (of property) 7983 ZONED SR2

TO BE USED FOR: Single Family Residence

CONSTRUCTION: Wood frame 2 story addition, 20' x 8' at rear of house

EXPLANATORY REMARKS: _____

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) David Metcalf

SIGNATURE *David Metcalf*

ADDRESS 48 Nathan Road

TELEPHONE (617) 332-3813 Email david@newtonbridge.com

ATTORNEY ARCHITECT: Henry Finch (not Attorney)

ADDRESS 153 Windsor Road, Newton MA 02468

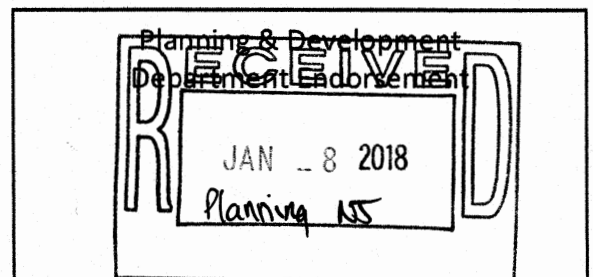
TELEPHONE 617-413-4782 Email henryfincharchitect@gmail.com

PROPERTY OWNER David Metcalf

ADDRESS 48 Nathan Road

TELEPHONE (617) 332-3813 Email david@newtonbridge.com

SIGNATURE OF OWNER *David Metcalf*





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

Barney Heath
 Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: _____ PROJECT #: _____

PROJECT ADDRESS: 48 Nathan Road, Newton Centre MA 02459

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: rear entry mudroom, partial rear walls.

WHAT YEAR WAS THE STRUCTURE BUILT: 1930

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

Removing rear small mudroom and partial rear walls @ 1st + 2nd floor for adding 8' x 20' 2 story addition

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- _____ PROOF OF OWNERSHIP OF RECORD
- _____ PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- _____ ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- BUILDING ELEVATION PLANS 11" x 17" OR SMALLER (**FOR PARTIAL DEMOLITIONS ONLY**).

SUGGESTED DOCUMENTS:

- _____ BUILDING ELEVATION PLANS OR SKETCHES 11" x 17" OR SMALLER
- _____ BUILDING PRODUCT/MATERIAL INFORMATION
- SITE PLAN
- _____ PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: DAVID METCALF *David* 8 Jan 2018
 (Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)



Setti D. Warren
Mayor

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

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Telefax
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www.newtonma.gov
BARNET HEATH
~~James Frews~~
Acting Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: SR2 DATE RECEIVED: _____

PROJECT DESCRIPTION: _____

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 48 NATHAN RD CITY/ZIP: NEWTON MA 02459

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 13, 32, 19

PROPERTY OWNER INFORMATION

NAME: DAVID METCALF PHONE: 617-332-3813 ALT. PHONE: _____

MAILING ADDRESS: 48 NATHAN RD, NEWTON 02459 E-MAIL ADDRESS: DAVID@NEWTONBRIDGE.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 [Signature]
(Property Owner Signature)

8 JAN 2018
(Date)

X _____
(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: HENRY FINCH PHONE: 617-413-4782 ALT. PHONE: 617-964-4488

MAILING ADDRESS: 153 WINDSOR RD, NEWTON MA 02468 E-MAIL ADDRESS: henryfincharchitect@gmail.com

X [Signature]
(Applicant/Agent Signature)

8 Jan. 2018
(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 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 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 INTAKE INITIALS
AND DATE STAMP

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

To Be Completed By Applicant



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 48 Nathan Road, Newton Centre MA 02459

Zoning District: SR-2 Lot Size: 7983 s.f.

| FAR Calculations for Regulations Effective As Of October 15, 2011 | |
|--|------|
| Inputs (square feet) | |
| 1. First story | 1509 |
| 2. Attached garage | 0 |
| 3. Second story | 1301 |
| 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) | 0 |
| 5. Certain floor area above the second story ^{1b} | 560 |
| 6. Enclosed porches ^{2b} | 0 |
| 7. Mass below first story ^{3b} | 0 |
| 8. Detached garage | 400 |
| 9. Area above detached garages with a ceiling height of 7' or greater | 0 |
| 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) | 0 |
| FAR of Proposed Structure(s) | |
| A. Total gross floor area (sum of rows 1-9 above) | 3760 |
| B. Lot size | 7983 |
| C. FAR = A/B | 0.47 |
| Allowed FAR | |
| Allowable FAR | 0.41 |
| Bonus of .02 if eligible ^{4b} | 0.02 |
| TOTAL Allowed FAR | 0.43 |