

SPECIAL PERMIT APPLICATION (AMENDED)

TO THE HONORABLE CITY COUNCIL, CITY OF NEWTON

The undersigned hereby makes application for 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 RELIEF IS REQUESTED:

For a multi-family dwelling with ground floor residential use (**section 4.4.1**); to allow a 3-story building with a height up to 36 feet (**section 4.1.2.B.3**); to allow several exceptions under **section 5.13** to the parking requirements set forth in the following sections: (**section 5.1.4**) to allow 1 parking space per dwelling unit; (**section 5.1.6(A-B)**) to locate off-street parking facilities (i.e., part of a driveway) on a separate lot; (**section 5.1.8.A**) to locate parking within the side setback; (**section 5.1.8.B.6**) to locate end space with reduced maneuvering aisle; (**section 5.1.8.C.2**) to reduce minimum aisle width; (**section 5.1.8.D.1**); (**section 5.1.9.A**) to waive perimeter screening; (**section 5.1.8.A**) to waive lighting requirements; to waive 18 stalls associated with a multifamily dwelling on the adjacent lot; and to allow a retaining wall in excess of four feet in the setback under **section 5.4.2**, all under **section 5.3.3**.

PETITION FOR: Special Permit/Site Plan Approval
STREET AND WARD: 39 HERRICK ROAD WARD 6
SECTION: 61 BLOCK: 35 LOTS: 6 & 7
APPROXIMATE SQUARE FOOTAGE (of property): 12,982 SQUARE FEET (Lot 7)
TO BE USED FOR: 9-UNIT MULTI-FAMILY DWELLING
CONSTRUCTION: WOODFRAME

EXPLANATORY REMARKS: This petition to erect a multi-family dwelling containing nine (9) units with ground floor residential use under section 4.4.1, which necessitates the grant of several exceptions to the dimensional controls for height and # of stories set forth in section 4.1.2.B.3 and the parking requirements in 5.1.

LAND IS LOCATED IN A BUSINESS 1 (BU-1) ZONED DISTRICT.

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 Herrick Road Realty Trust
ADDRESS & 907 Massachusetts Avenue, Cambridge, MA 02138
TELEPHONE 617 547-6559

SIGNATURE Stuart Rothman
Stuart Rothman, Trustee

ATTORNEY Terrence P. Morris, Esquire
ADDRESS 57 Elm Road, Newton, MA 02460-2144
TELEPHONE 617 202-9132 E-MAIL: tpmorris.landuse.law@comcast.net

PROPERTY OWNER HERRICK ROAD REALTY TRUST
ADDRESS 907 Massachusetts Avenue, Cambridge, MA 02138
SIGNATURE OF OWNER Stuart Rothman
Stuart Rothman, as Trustee, not individually

DATE: December 7, 2018

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT:

RECEIVED
Newton City Clerk
DEC 13 AM 9:53
STUART A. OLSON, Clerk
Newton, MA 02459