

SPECIAL PERMIT APPLICATION

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:

To further: (1) decrease nonconforming open space per **§3.1.3 and §7.8.2.C.2**; (2) exceed FAR per **§3.1.3 and §3.1.9**; (3) further extend a nonconforming side setback in an accessory structure per **§3.4.3.A.1 and §7.8.2.C.2 and 7.3.3**; allow a dormer exceeding 50% of the wall plain next below and within 3 feet of an end wall per **§1.5.4.G.2**.

PETITION FOR: Special Permit/Site Plan Approval

STREET AND WARD: 266 Highland Avenue WARD 2

SECTION: **32** BLOCK: **2** LOTS: **11**

EXPLANATORY REMARKS: This petition is to replace an existing garage and construct an addition to the main dwelling that includes the expansion of an existing dormer. The proposed addition and dormer require a special permit to exceed the allowable FAR, expand the dormer and further extend nonconforming side setback on the garage.

LAND IS LOCATED IN A SINGLE FAMILY (SR3) 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 266 Highland Avenue Nominee Trust
ADDRESS & 266 Highland Avenue, Newton, MA 02465
TELEPHONE 617 999-0653

SIGNATURE *Benjamin S. Moll*
Benjamin S. Moll, 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 266 Highland Avenue Nominee Trust
ADDRESS 266 Highland Avenue, Newton, MA 02465
SIGNATURE OF OWNER *Benjamin S. Moll*
Benjamin S. Moll, Trustee

DATE: February 5, 2021

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT: