

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 sections

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

Please see attached Exhibit A. Note: This is an Amendment to Special Permit No. 368-20 to correct the FAR calculation.

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

STREET 14 Hollis Street (SBL: 720060021) WARD 1

SECTION(S) 72 BLOCK(S) 60 LOT(S) 21

APPROXIMATE SQUARE FOOTAGE (of property) 9811 SF ZONED MR1

TO BE USED FOR: Two Family House

CONSTRUCTION: Woodframe construction

EXPLANATORY REMARKS: Please see attached Exhibit A.

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) Hollis Realty LLC

SIGNATURE Dona Manley

ADDRESS 504 Centre Street, Newton, MA

TELEPHONE _____ Email _____

ATTORNEY Laurance S.L. Lee, of Rosenberg, Freedman & Lee LLP

ADDRESS 246 Walnut Street, Suite 201, Newton, MA 02460

TELEPHONE 617-964-7000 Email LLEE@RFL-LAW.COM

PROPERTY OWNER Hollis Realty LLC

ADDRESS 504 Centre Street, Newton, MA

TELEPHONE _____ Email _____

SIGNATURE OF OWNER Dona Manley

Planning & Development
Department Endorsement

Exhibit A to Special Permit Application

For 14 Hollis Street, Newton, MA (“Property”)
(SBL: 720060021)

Special Permit Relief Requested:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
	Request to amend Special Permit #368-20 to allow an FAR of .59	

Petitioner further requests relief from Sections 7.3 and 7.4 of City of Newton Zoning Ordinances as the City Council may deem appropriate and necessary.

Explanatory Remarks / Project Description:

The Project received Special Permit No. 368-20, which was recorded with the Middlesex South Registry of Deeds in Book 76302, Page 209 (copy enclosed herewith). After the Special Permit was granted it was discovered that the FAR calculations were not done precisely with respect to an atria space in the first floor of the proposed house and the garage. Based on Inspectional Services Department’s interpretation of FAR calculations such areas should have been included in the FAR calculations. The house and garage designs are substantially the same as approved by the City Council except for two minor changes that the Planning Department approved, which were: a) deck off the family room has been increased from 8' deep to 12' deep; and b) the patio/terrace and its retaining wall has been reduced in height from approx. 42" to 18" above existing rear yard. The requested relief is simply to reflect the correct FAR calculation.