

## 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:**

3.1.3 and 3.1.9 Request to exceed FAR.

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

STREET 20 Devon Road WARD 6

SECTION(S) 61 BLOCK(S) 4 LOT(S) 4

APPROXIMATE SQUARE FOOTAGE (of property) 14,226 s.f. ZONED SR2

TO BE USED FOR: An accessible internal accessory apartment addition ( 781 sq. ft.)  
for use by the adult son of the homeowners.

**CONSTRUCTION:** 781 sq.ft. new construction accessible accessory apartment addition to an existing 1892 home.

**EXPLANATORY REMARKS:** The siting of this apartment addition at the 7.5' side yard setback eliminates the opportunity to have the pre-1953 .02 FAR bonus with which this project could meet the FAR limit without a special permit. However, this proposed siting takes advantage of the grade of the property to allow wheelchair access from the adjacent new parking space without the need for a lift or elevator. It also provides a benefit to both the owner and the abutter by stabilizing a decades old failing retaining wall that is necessary to accomplish the substantial grade change on the abutter side of the property line that provides their driveway access. In addition to stabilizing the existing grade, the proposed siting benefits the owners by minimizing the effect of the addition on the open space behind the original 1892 home.

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)** Anita L Rogers AIA

SIGNATURE  Digitally signed by Anita L Rogers  
DN: cn=Anita L Rogers, o=Nashawtuc Architects, ou=Nashawtuc Architects, email=anita@nasharch.com, c=US  
Date: 2021.04.13 13:44:00 -0400

ADDRESS Nashawtuc Architects, 2 Lexington Road, Concord MA 01742

TELEPHONE 978-371-0344 Email anita@nasharch.com

**ATTORNEY** \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER** Simon and Lucia Dolan

ADDRESS 20 Devon Road

TELEPHONE 617-515-1310 Email simonpdolan@gmail.com

SIGNATURE OF OWNER  Digitally signed by Simon Dolan  
Date: 2021.04.13 16:01:19 -0400

Planning & Development  
Department Endorsement