

**SPECIAL PERMIT APPLICATION**

**TO THE NEWTON CITY COUNCIL**

The undersigned hereby makes application for a 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 SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:**

5.2.3; 5.2.13; 7.3.3

- PETITION FOR:**
- Special Permit/Site Plan Approval
  - Extension of Non-Conforming Use and/or Structure
  - Site Plan Approval
  - Amendment of Council Order #61-17

STREET 431 Washington Street, 29 Hovey Street, and unnumbered lot on Hovey Street WARD 1

SECTION(S) 12 BLOCK(S) 006 LOT(S) 003, 004, and 005

APPROXIMATE SQUARE FOOTAGE (of property) approximately 66,909 square feet ZONED BU-2

TO BE USED FOR: Elderly housing with services.

CONSTRUCTION: masonry

EXPLANATORY REMARKS: The applicant proposes to place a sign on an existing fence previously approved by Council Order 67-17. An amendment to the Council Order and relief pursuant to Section 5.2.13 for a free-standing sign is required.

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)** Sunrise of Newton PropCo, LLC

SIGNATURE: *Stephen J. Buchbinder*

By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS c/o Sunrise Development, Inc., 7902 Westpark Drive, McLean, Virginia 22102, Attn: Philip Kroskin

TELEPHONE N/A E-MAIL N/A

**ATTORNEY** Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE B: 617-965-3500 C: 617-538-7392 E-MAIL sjbuchbinder@sab-law.com

**PROPERTY OWNER** Sunrise of Newton PropCo, LLC

SIGNATURE *Stephen J. Buchbinder*

By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS c/o Sunrise Development, Inc., 7902 Westpark Drive, McLean, Virginia 22102, Attn: Philip Kroskin

TELEPHONE N/A E-MAIL N/A

Planning & Development  
Department Endorsement



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

Ruthanne Fuller
Mayor

GENERAL PERMIT APPLICATION

Barney Heath
Director

PROJECT #: ZONING DISTRICT: BU-2 DATE RECEIVED:

PROJECT DESCRIPTION: The applicant seeks approval of a free-standing sign at the property.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 431 Washington Street, 29 Hovey Street, and unnumbered lot on Hovey Street CITY/ZIP: Newton / 02458

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 12 006 0003, 0004, 0005

PROPERTY OWNER INFORMATION

NAME: Sunrise of Newton PropCo, LLC PHONE: N/A ALT. PHONE: N/A
MAILING ADDRESS: c/o Sunrise Development, Inc., 7902 Westpark Drive, McLean, Virginia 22102, Attn: Philip Kroskin
TELEPHONE N/A E-MAIL N/A

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 Stephen J. Buchbinder 6-29-21
Sunrise of Newton PropCo, LLC, by Stephen J. Buchbinder, duly authorized (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: Stephen J. Buchbinder, Esquire PHONE: 617-965-3500 ALT. PHONE: N/A
MAILING ADDRESS: Schlesinger and Buchbinder, LLP, 1200 Walnut Street, Newton, MA, 02461-1267
E-MAIL ADDRESS: sjbuchbinder@sab-law.com

X Stephen J. Buchbinder 6-29-21
(Application/Agent Signature) (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 regard to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

Table with 2 columns: Permit/Review Process and checkboxes. Rows include Zoning Review Application, Administrative Site Plan Review, Sign Permit, Special Permit/Site Plan Approval, Fence Appeal, Comprehensive Permit, Variance Application, Historic Preservation Review, Conservation Commission Review, and Other, describe.

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP

# GENERAL PERMIT APPLICATION INSTRUCTIONS

## LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City's regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

### Administrative

- Administrative Site Plan
- Review of Accessory Apartment
- Wireless Facility

### Land Use Committee

- Amendment to Special Permit/Site Plan
- Extension of Nonconforming Use or Building
- Site Plan Only
- Special Permit/Site Plan

### Conservation Commission

- Request for Determination of Applicability
- Notice of Intent
- Abbreviated Notice of Resource Area Delineation

### Urban Design Commission

- Fence Appeal
- Sign Permit

### Historic Commission(s)

- Demolition Delay
- Historic District
- Landmark/Preservation Restriction

### Zoning Board of Appeals

- Appeals of the ISD Commissioner
- Comprehensive Permit
- Variance Application

**NOTE:** The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

## APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

**FORMS:** A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner's legal representative) and the Applicant/Agent are **mandatory** on the General Permit Application.

**FEES:** To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

**SUBMITTALS:** Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

## SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**