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

PETITION FOR:	Special Permit/Site Plan Approval	
	Extension of Non-conforming Use and/or Structure	
450 0	Site Plan Approval	
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ECTION(S) 34	вьоск(s)_47	LOT(S) 01
PPROXIMATE SQUA	RE FOOTAGE (of property) 4990 SF	ZONED SR3
O BE USED FOR: Si	ngle-Family Dwelling	
Girate a service entra	THE STATE OF THE S	
ONSTRUCTION: W	oodframe construction	
XPLANATORY REMA	ARKS: Pleäse see attached Exhibit A.	
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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

Barney Heath Director

GENERAL PERMIT APPLICATION

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NOTE: This form MUST accompany all other Department of Planning and Development applications.

Exhibit A to Special Permit Application

For 158 Parmenter Road, Newton, MA ("Property") (SBL: 34047 0001)

Special Permit Relief Requested:

Zoning Relief Required				
Ordinance		Action Required		
§3.1.3	Request to allow a 5.5-foot side setback	Variance per §7.6		
§3.1.3	Request to allow a 4.9-foot rear setback	Variance per §7.6		
§3.1.3	Request to further increase nonconforming FAR	S.P. per §7.3.3		
§3.1.9	595	94 27		
§7.8.2.C.2				
§3.1.3	Request to further increase nonconforming lot	S.P. per §7.3.3		
§7.8.2.C.2	coverage			

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 Property consists of approximately 4,990 SF of land, in an SR-3 zoning district. The Property is an "old" pre-December 7, 1953 lot. The proposal is to demolish the existing detached garage and replace it with an attached garage with a small 2nd story addition.

The Property is situated in West Newton and is surrounded by mostly single-family houses with a few 2-family houses in the neighborhood. The Property is located at the corner of Parmenter Road and Falmouth Road creates an undue hardship to improve the existing house without requiring special permit relief and/or variance relief given the unique sub-standard lot area of sub-5000 SF as compared with the immediate abutters. The other corner lots at the intersection of Parmenter Road and Falmouth Road have at least 750 SF or more of land than the subject Property.

The project will require a special permit and a variance. Petitioner has elected to first seek a special permit from the City Council, and if granted will then seek a variance from the Zoning Board of Appeals.