

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.

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

STREET 158 Parmenter Road WARD 3

SECTION(S) 34 BLOCK(S) 47 LOT(S) 01

APPROXIMATE SQUARE FOOTAGE (of property) 4990 SF ZONED SR3

TO BE USED FOR: Single-Family Dwelling

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) Rachel L. and Marko Rosenfeldt

SIGNATURE _____

ADDRESS 158 Parmenter Road, Newton, MA

TELEPHONE *As Atty for.* Email *See attorney information.*

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 Rachel L. and Marko Rosenfeldt

ADDRESS 158 Parmenter Road, Newton, MA

TELEPHONE _____ Email _____

SIGNATURE OF OWNER *As Atty for.*

See Authorization attached

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

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: SR-3 DATE RECEIVED: _____

PROJECT DESCRIPTION:

To demolish existing detached garage, replace garage to be attached to house with small addition to same.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 158 Parmenter Road CITY/ZIP: Newton/02465

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): SBL: 340470001

PROPERTY OWNER INFORMATION

NAME: Rachel L. & Marko Rosenfeldt PHONE: See below ALT. PHONE: _____

MAILING ADDRESS: 158 Parmenter Rd, Newton, MA E-MAIL ADDRESS: see below

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 _____ 6/30/21
 (Property Owner Signature) (Date)

X _____ 6/30/21
 (Property Owner Signature) (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: Laurance Lee/Rosenberg Freedman PHONE: 617-964-7000 ALT. PHONE: _____

MAILING ADDRESS: 246 Walnut St Newton MA 02460 E-MAIL ADDRESS: llee@rfl-law.com

X _____ 6/30/21
 (Applicant/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 regards to the application.

----- OFFICE USE ONLY BELOW THIS LINE -----

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

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

PERMIT INTAKE INITIALS
 AND DATE STAMP

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

To Be Completed By Applicant

Exhibit A to Special Permit Application

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

Special Permit Relief Requested:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§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 §3.1.9 §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	Request to further increase nonconforming lot coverage	S.P. per §7.3.3

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.