

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:

4.4.1; 4.1.2.B.1; 4.1.2.B.3; 4.1.3; 5.1.8.A.1; 5.1.8.B.2; 5.1.9; 5.1.10.A.1; 5.1.13; 5.2.13; 5.4.2.B; 6.2.10; and 7.3.3.

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

STREET 11 Florence Street/318 Boylston Street WARD 7
 SECTION(S) 82 BLOCK(S) 004 LOT(S) 0047 and 0049
 APPROXIMATE SQUARE FOOTAGE (of property) 82,945 square feet ZONED BU2/MR1
 TO BE USED FOR: Elderly Housing with Services
 CONSTRUCTION: cement siding

EXPLANATORY REMARKS: Special permit sought to (i) allow an Elderly Housing with Services Facility (Sections 4.4.1 and 6.2.10.B); (ii) allow a development in excess of 20,000 square feet (Section 4.1.2.B.1); (iii) allow a four-story building (Sections 4.1.2.B.3 and 4.1.3); (iv) allow a retaining wall of greater than 4' located in a setback (Section 5.4.2.B); and (v) to allow a free-standing sign (Section 5.2.13). The following waivers are also sought, to the extent necessary, pursuant to Section 5.1.13: (i) allow parking in the front setback (Section 5.1.8.A.1); (ii) reduce the required parking stall length (Section 5.1.8.B.2); (iii) waive the perimeter screening requirements (Section 5.1.9); and (iv) waive the one foot candle lighting requirements (Section 5.10.A.1).

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 Development, Inc.

SIGNATURE *Stephen J. Buchbinder*
 By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 7902 Westpark Drive, McLean, VA 22102

TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire (617) 538-7392(c)/Katherine Braucher Adams, Esquire (617) 571-3133 (c)

ADDRESS Schlesinger and Buchbinder, LLP/ 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com/kadams@sab-law.com

Planning & Development
 Department Endorsement

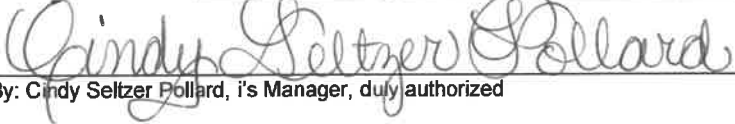
PROPERTY OWNER (PRINT) Seltzer's Garden City, Inc.

SIGNATURE 
By: Douglas Pollard, i's President, duly authorized

ADDRESS 11 Kendall Drive, Westborough, MA 01581

TELEPHONE N/A E-MAIL N/A

PROPERTY OWNER (PRINT) Seltzer's Realty, LLC

SIGNATURE 
By: Cindy Seltzer Pollard, i's Manager, duly authorized

ADDRESS 11 Kendall Drive, Westborough, MA 01581

TELEPHONE N/A E-MAIL N/A