

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:

See attached Exhibit A made a part hereof.

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

STREET 12 Kingsbury Road WARD 7
SECTION(S) 63 BLOCK(S) 26 LOT(S) 7
APPROXIMATE SQUARE FOOTAGE (of property) 21,731 SF ZONED SR1
TO BE USED FOR: Single-family residential house

CONSTRUCTION: Wood-framed construction

EXPLANATORY REMARKS: 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) David Thill and Lauren Thill
SIGNATURE *(Signature)* *(See authorization)*
ADDRESS 12 Kingsbury Road, Newton, MA
TELEPHONE See attorney information Email _____

ATTORNEY Laurance Lee / Rosenberg, Freedman & Lee LLP
ADDRESS 246 Walnut Street, Suite 201, Newton, MA 02460
TELEPHONE 617-964-7000 Email LLEE@RFL-LAW.COM

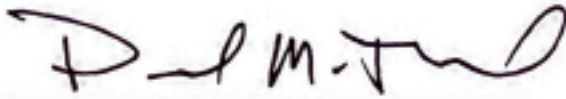
PROPERTY OWNER David Thill and Lauren Thill
ADDRESS 12 Kingsbury Road, Newton, MA
TELEPHONE 617-584-5372 Email la.thill@gmail.com
SIGNATURE OF OWNER *(Signature)*

Planning & Development
Department Endorsement

Authorization Regarding Special Permit
Regarding
12 Kingsbury Road, Chestnut Hill, MA

Date: June 1, 2021

David M. Thill and Lauren L. Thill, of 12 Kingsbury Road, Chestnut Hill, Massachusetts, hereby authorize Attorney Laurance Lee of the law firm of Rosenberg, Freedman & Lee LLP, and any attorney within his law firm, to sign and submit any permit applications, plans and documents, to act in their behalf, and to appear before the City of Newton City Council, as needed, in connection with its special permit for the property at 12 Kingsbury Road, Newton, MA.



David M. Thill



Lauren L. Thill

Exhibit A to Special Permit Application

For 12 Kingsbury Road, Newton, MA (“Property”)
(SBL:630260007)

Special Permit Relief Requested:

Zoning Relief Required		
Ordinance		Action Required
§6.7.1.E.1	To allow detached accessory apartment	S.P. per §7.3.3
§3.4.4.E.1	To allow a 945 square feet of total garage area	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	To further extend a three-story structure to 3.5 stories	S.P. per §7.3.3
§3.1.3 §3.1.9	To exceed FAR	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 / Brief Project Description and Site Information:

The Property consists of approximately 21,731 SF of land, located in an SR-1 zoning district, and also located in the Chestnut Hill Historical District. The proposal is to renovate the existing house, to add an attached 2-car garage to the main house, and to erect a detached carriage house which will be used for an accessory apartment with a one-car garage.

The Chestnut Hill Historical District Commission has reviewed and has issued a Certificate of Appropriateness for the proposed plans.



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
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 (617) 796-1086
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Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: SR1 DATE RECEIVED: 06/21/21

PROJECT DESCRIPTION:

See Exhibit A attached.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 12 Kingsbury Road CITY/ZIP: Chestnut Hill/02467

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 630260007

PROPERTY OWNER INFORMATION

NAME: David Thill and Lauren Thill PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: 12 Kingsbury Road E-MAIL ADDRESS: (See atty. info 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 [Signature] _____ 06/21/21
 (Property Owner Signature) (Date)

X [Signature] _____ 6/21/21
 (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: c/o Attorney Laurance Lee PHONE: 617-964-7000 ALT. PHONE: _____

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

X [Signature] _____ 06/21/21
 (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