

TO THE HONORABLE CITY COUNCIL, CITY OF NEWTON

The undersigned hereby makes application for permit to build or alter a structure and/or use a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

To allow attached single-family dwellings under **§3.4.1**; allow a reduction in side and rear setbacks under **§3.2.4**; and allow a driveway within 10 feet of the side lot line and allow parking within a side setback under **§6.2.3.B.2** and (**§5.1.8.A.1**); allow parking within 5 feet of a building containing dwelling units (**§5.1.8.A.1**); tandem parking stalls (**§5.1.8.E.1**); allow for reduced parking stall width (**§5.1.7.B.1**) and depth (**§5.1.7.B.2**), all under **§5.1.13**; allow continuous wall plane in a dormer and a dormer wider than 50% of the wall below (**§1.5.4.G.2.a&b**), all by special permit under **§7.3.3**.

PETITION FOR: Special Permit/Site Plan Approval

STREET AND WARD: **300 ELLIOT STREET** **WARD 5**

SECTION: **51** BLOCK: **38** LOT: **19**

APPROXIMATE SQUARE FOOTAGE (of property): **19,057 SQ. FT.** ZONE: **MR1**

TO BE USED FOR: ATTACHED DWELLINGS

CONSTRUCTION: WOODFRAME

EXPLANATORY REMARKS: This petition requires a special permit to convert a single-family dwelling constructed circa 1840 and a detached carriage house into 2 two-unit attached dwellings, and to seek relief from certain requirements for the number, size and lighting of parking stalls and driveway location.

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 THE HOMES AT ELLIOT, LLC
ADDRESS & 369 Congress Street, Boston, MA 02210
TELEPHONE 617 695-3777 E-MAIL: m.smiargiassi@icrealdev.com

SIGNATURE *Terrence P. Morris*
Terrence P. Morris, Authorized Signatory

ATTORNEY Terrence P. Morris, Esquire
ADDRESS AND TELEPHONE 57 Elm Road
Newton, MA 02460-2144
617 202-9132 (o) 617 594-6033 (c)

NAME, ADDRESS THE HOMES AT ELLIOT, LLC
369 Congress Street, Boston, MA 02110

AND
SIGNATURE OF OWNER *Martin Smargiassi, Manager*
Martin Smargiassi, Authorized Signatory

DATE: October 8, 2021

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT: