

Exhibit A to Special Permit Application
 Property Address: 50 Jackson Street (a/k/a 383-387 Boylston Street), Newton, Massachusetts
 Section: 65, Block: 11, Lot: 4

Special Permit Relief Requested:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	Request to allow ground floor residential use	S.P. per §7.3.3
§4.1.2.B.1	Request to allow a building with more than 20,000 square feet	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	Request to allow a three-story structure with 36 feet in height	S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.50	S.P. per §7.3.3
§4.1.3 §7.8.2.C.2	Request to alter and extend a nonconforming side setback	S.P. per §7.3.3
§5.1.8.B.1 §5.1.13	Request to reduce the width of parking stalls	S.P. per §7.3.3
§5.1.8.D.1 §5.1.13	Request to reduce the driveway width for two-way traffic	S.P. per §7.3.3
§5.1.12.D.5 §5.1.13	Request to allow a loading facility which may impede traffic	S.P. per §7.3.3
§5.4.2	Request to allow a retaining wall greater than four feet in height within the setback	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.

Project Description:

The Property consists of approximately 14,866 SF of land by deed in an BU-1 zoning district.

The proposal is to demolish the two commercial buildings and to erect one 12-unit multi-family residential dwelling building, 3 stories (flat roof) plus an underground garage consisting of 18 parking spaces including 1 HP parking space, bike storage room and mechanicals.

There will be 10 “flats” and 2 “townhouse” units; each unit will have 3 bedrooms with the townhouse units having a home office space.

The Property is situated on Route 9 (Boylston Street) and Jackson Street. The immediate area is comprised of single- and two-family residential houses, apartments owned by the Newton Housing Authority, and commercial office buildings.

Newton Historical Commission did not find the two existing commercial buildings to be historically significant – decision enclosed.