

Exhibit A to Special Permit Application

For 244 Dudley Road, Newton, MA (“Property”)
(SBL: 820040022)

Special Permit Relief Request:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.4.E.1 §3.4.4.H.1	Request to allow a garage accommodating more than three vehicles and with more than 700 square feet of ground floor area	S.P. per §7.3.3
§5.1.8.B.5 §5.1.13	Request to waive end stall maneuvering space requirement	S.P. per §7.3.3

Petitioner further requests any additional zoning relief as the City Council may deem required.

Explanatory Remarks:

The Property consists of approximately 267,786 SF of land by deed, in an SR1 zoning district. The proposal is to demolish the existing garage and to replace the same with an attached garage greater than 700 SF and holding more than three cars.

The Property is unique as it is essentially situated in its own private enclave surrounded by a dense buffer of trees and landscaping that cannot be seen from a public way. The Property is improved with a single-family house and accessory swimming pool and structures. The Petitioner previously received a special permit for a ten-vehicle garage with a footprint of approximately 5,396 SF which the Petitioner did not exercise.

The current petition is to request a new attached garage that will be 12,406 SF for parking of up to 15 cars.