

SPECIAL PERMIT APPLICATION

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TO THE HONORABLE CITY COUNCIL, CITY OF NEWTON

2022 MAR 28 AM 11:17

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.

CITY CLERK  
NEWTON, MA. 02459

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

To further exceed nonconforming FAR per sections 3.1.3, 3.1.9.A.2, and 7.8.2.C.2 under §7.3.3.

PETITION FOR: Special Permit/Site Plan Approval

STREET AND WARD: 27 VILLAGE CIRCLE WARD 6

SECTION: 81 BLOCK: 3 LOTS: 11

EXPLANATORY REMARKS: This petition to construct a one-story addition to the existing dwelling requires a special permit to further exceed the allowable FAR. The addition would add 256 sq. ft. to the existing 5,739 sq. ft., thereby increasing the now nonconforming FAR from .53 to .56, which exceeds the maximum of .37 allowed by §3.1.9. The house complied with FAR regulations in place in 2004 when the house was built with an FAR of .35. However, since that time the FAR regulations were changed so that areas not counted in 2004 are now counted in 2022. The change has rendered the existing FAR nonconforming at .53.

LAND IS LOCATED IN A SINGLE FAMILY 2 (SR2) ZONED DISTRICT.

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 Gennady & Emma Baskin  
ADDRESS & 27 Village Circle, Newton, MA 02459  
TELEPHONE 617 699-1256

SIGNATURE Gennady Baskin  
Gennady Baskin

ATTORNEY Terrence P. Morris, Esquire  
ADDRESS 57 Elm Road, Newton, MA 02460-2144  
TELEPHONE 617 202-9132 E-MAIL: tpmorris.landuse.law@comcast.net

PROPERTY OWNER Gennady Baskin  
ADDRESS 27 Village Circle, Newton, MA 02459  
SIGNATURE OF OWNER Gennady Baskin  
Gennady Baskin

DATE: March 28, 2022

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT: