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SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a 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 SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

4.4.1; 4.1.2.B.1; 4.1.2.B.3; 4.1.3; 5.1.8.A.1; 5.1.8.B.1; 5.1.8.B.2; 5.1.8.B.4; 5.1.8.C; 5.1.10.A.1; 5.1.13; 6.2.10; and 7.3.3

- PETITION FOR: [X] Special Permit/Site Plan Approval, [] Extension of Non-Conforming Use and/or Structure, [] Site Plan Approval

STREET 34, 36, 38, 48, and 50 Crafts Street/19 and 21 Court Street WARD 2

SECTION(S) 23 BLOCK(S) 016 LOT(S) 007, 0008, 0009, 0010, 0011, 0012, 0013

APPROXIMATE SQUARE FOOTAGE (of property) 115,818 square feet ZONED MAN and MR1

TO BE USED FOR: Elderly Housing with Services

CONSTRUCTION: cast stone, brick, and cementitious panels

EXPLANATORY REMARKS: Special permit sought to allow (i) an Elderly Housing with Services Facility (Sections 4.4.1 and 6.2.10.B); (ii) a development in excess of 20,000 square feet (Section 4.1.2.B.1); and (iii) a seven-story building of 84 feet in height (Sections 4.1.2.B.3 and 4.1.3). The following waivers are also sought, to the extent necessary, pursuant to a special permit under Section 5.1.13: (i) allow parking in the side setback (Section 5.1.8.A.1); (ii) reduce the required parking stall width (Section 5.1.8.B.1); (iii) reduce the required parking stall length (Section 5.1.8.B.2); (iv) reduce the required accessible parking stall depth (Section 5.1.8.B.4); (v) allow a reduced drive aisle for two-way traffic (Section 5.1.8.C); and (vi) waive the one foot candle lighting requirements (Section 5.10.A.1).

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.

CO-PETITIONER (PRINT) Crafts Development, LLC

SIGNATURE By: Stephen J. Buchbinder

ADDRESS Stephen J. Buchbinder, its attorney, duly authorized 275 Grove Street, Suite 2-150, Newton, MA 02466

TELEPHONE N/A E-MAIL N/A

CO-PETITIONER (PRINT) SRG HoldCo Investments, LLC

SIGNATURE By: Stephen J. Buchbinder

ADDRESS Stephen J. Buchbinder, its attorney, duly authorized 500 Stevens Avenue, Solana Beach, CA 92075

TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire C: 617-538-7392/Katherine Braucher Adams, Esquire C: 617-571-3133

ADDRESS Schlesinger and Buchbinder, LLP/ 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE 617-965-3500 E-MAIL sjbuchbinder@sab-law.com/kadams@sab-law.com

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CITY CLERK

April 4, 2022 NEWTON, MA. 02459

PROPERTY OWNER(S):

34 Crafts Street
Owner: Crafts Development, LLC

By: Stephen J. Buchbinder
Stephen J. Buchbinder, its attorney, duly authorized

PROPERTY OWNER(S): (cont.)

36 Crafts Street
Owner: 36 Crafts, LLC

By: Stephen J. Buchbinder
Stephen J. Buchbinder, its attorney, duly authorized

April 4, 2022

38 Crafts Street
Owner: Crafts Street Properties, LLC

By: Stephen J. Buchbinder
Stephen J. Buchbinder, duly authorized

April 4, 2022

48 Crafts Street
Owner: Crafts Development, LLC

By: Stephen J. Buchbinder
Stephen J. Buchbinder, its attorney, duly authorized

April 4, 2022

50 Crafts Street
Owner: Crafts Development, LLC

By: Stephen J. Buchbinder
Stephen J. Buchbinder, its attorney, duly authorized

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19 Court Street, Unit 1
Owner: Paul Stevens and Tina Stevens

By: Stephen J. Buchbinder
Stephen J. Buchbinder, duly authorized

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19 Court Street, Unit 2
Owner: Paul R. Stevens

By: Stephen J. Buchbinder
Stephen J. Buchbinder, duly authorized

April 4, 2022

21 Court Street
Owner: Salomeh Sadri

By: Stephen J. Buchbinder
Stephen J. Buchbinder, duly authorized

April 4, 2022

Planning & Development
Department Endorsement