

**Special Permit Application**

**Applicant**

**Location**

**SP-22-69**

Norma Fernandez  
617 467 5005  
info@ussiding.net

58 GREENLAWN AVE  
NEWTON CENTRE, MA 02459

**To the Newton City Council**

The undersigned hereby makes application for 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, 2017, as amended, or any other sections

true

RECEIVED  
2022 MAY -9 PM 4:32  
CITY CLERK  
NEWTON, MA. 02459

**Applicant Information**

The individual submitting this application is the petitioner

**Property Owner Information**

<b>Name</b>	<b>Address</b>
John Scherry/Hyunsun Lee	58 Greenlawn Ave.
<b>City</b>	<b>State</b>
Newton	Massachusetts
<b>Zip Code</b>	<b>Telephone Number</b>
02459	(808) 687-1619
<b>Email</b>	
jscherry@mail.com	

**Application Information**

<b>Petition For</b>	<b>Application Type</b>
Special Permit/Site Plan Approval	Residential
<b>Size of the main parcel (in square feet)</b>	<b>Does this involve multiple parcels?</b>
8130	No
<b>Are you creating any new residential units?</b>	<b>Are you creating gross Floor Area?</b>
No	Yes

Please reference sections of the ordinances from which relief is requested

- §3.1.3
- §3.1.9
- §7.8.2.C.2

paid labels plans notice

**Please describe proposed project:**

The property at 58 Greenlawn Avenue consists of an 8,130 square foot lot improved with a single-family dwelling constructed in 1931. The petitioner proposes to construct a second story sunroom within the existing footprint. The proposed addition further increases the nonconforming FAR, requiring a special permit.

**Are there any prior special permits and/or variances on the subject property?**

No

**Has this project been reviewed by historic?**

Yes

**Has this project been reviewed by conservation?**

Yes

**Does this petition require a rezoning to the Mixed Use 4 district?**

No

**Is this petition seeking to create an accessory apartment?**

No

**Is this petition seeking to create a rear lot subdivision?**

No

**Is this petition seeking to establish a Marijuana Retailer/Establishment?**

No

**Does the project involve the creation or substantial alteration of 20,000 sq. ft. or more?**

No

**Is this petition subject to the Inclusionary Zoning section of the Newton Zoning Ordinance?**

No

**Does this petition create or alter an outdoor parking facility containing more than five parking stalls?**

No

**Does this petition increase the amount of impervious surface by more than the lesser of a) four percent of the lot size or b) 400 square feet?**

No

**Applicant Declaration**

Please review the City Council Rules and Orders (<https://www.newtonma.gov/home/showpublisheddocument/27811/637262406217830000>) before signing

**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.**

true