




Special Permit Application

Applicant

Location

SP-22-109

 Patrick Powdermaker
 6175947862
 strongheart@rcn.com

117 CYPRESS ST
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

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CITY CLERK
NEWTON, MA 02459

Applicant Information

The individual submitting this application is the petitioner and property owner

Application Information

Petition For

Special Permit/Site Plan Approval

Application Type

Residential

Size of the main parcel (in square feet)

14383

Does this involve multiple parcels?

No

Are you creating any new residential units?

Yes

How many new residential units will be created?

1

Are you creating gross Floor Area?

No

Please reference sections of the ordinances from which relief is requested

3.4.1 and 7.8.2.C.2 Request to extend a nonconforming two-family dwelling use
5.4.2.B Request to allow a retaining wall exceeding four feet in height within a setback.

Please describe proposed project:

Convert existing detached barn garage to accessory apartment

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?

No

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

No

Is this petition seeking to create an accessory apartment?

Yes

Is this petition seeking to create a rear lot subdivision?

Is this petition seeking to establish a Marijuana Establishment?

No

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

No

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

No

No

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

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