

**Special Permit Application**

**Applicant**

**Location**

**SP-22-111**

Stephen Buchbinder  
617-965-3500  
@ sjbuchbinder@sab-law.com

1314 WASHINGTON ST  
WEST NEWTON, MA 02465

**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 25 PM 3:20  
CITY CLERK  
NEWTON, MA, 02459

**Applicant Information**

The individual submitting this application is the agent

**Property Owner Information**

<b>Name</b>	<b>Address</b>
HQ, LLC	275 Grove Street, Suite 2-150
<b>City</b>	<b>State</b>
Newton	MA
<b>Zip Code</b>	<b>Telephone Number</b>
02466	n/a
<b>Email</b>	
n/a	

**Application Information**

<b>Petition For</b>	<b>Application Type</b>
Special Permit/Site Plan Approval	Mixed Use
<b>Size of the main parcel (in square feet)</b>	<b>Does this involve multiple parcels?</b>
30031	Yes
<b>Are you creating any new residential units?</b>	<b>How many new residential units will be created?</b>
Yes	50
<b>Are you creating gross Floor Area?</b>	
Yes	

Please reference sections of the ordinances from which relief is requested

4.2.2.B.1; 4.2.2.B.3; 4.2.2.A.2; 4.2.3; 4.2.5.A.2; 4.2.5.A.3; 4.2.5.A.4; 4.2.5.A.4.c; 4.2.5.A.6.a; 4.2.5.A.6.b; 4.4.1; 5.1.3.B; 5.1.3.E; 5.1.4; 5.1.8.B.1; 5.1.8.B.2; 5.1.8.B.4; 5.1.8.B.6; 5.1.8.C.1; 5.1.8.C.2; 5.1.13; 6.2.4; 6.4.29.B.1; 6.4.29.C.6; and 7.3.3

**Please describe proposed project:**

The applicant proposes a new mixed use development consisting of a 5 story, 59.9 foot high addition to the rear of the existing building at 1314 Washington Street (the "Project"). The Project would contain 4,119 square feet of restaurant or retail space and 69,482 square feet of residential space containing 50 rental units.

The existing locus is comprised of three lots containing 30,031 square feet of land in the BU-1 zoning district. The lots would be consolidated into a single parcel and rezoned to MU-4.

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

Yes

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

No

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

No

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

Yes

**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 Establishment?**

No

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

Yes

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

Yes

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

Yes

**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

**Additional Parcels**

Parcel ID	Street Number and Name
330100011	31 Davis Street

Parcel ID	Street Number and Name
330100012	33 Davis Street

**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