

Special Permit Application

Applicant

Location

SP-22-140

JING ZHANG  
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jackzhang49@yahoo.com

1 RIDGE RD  
WABAN, MA 02468

Submitted On: Aug 2, 2022

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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

Applicant Information

The individual submitting this application is the petitioner

Property Owner Information

<b>Name</b>	<b>Address</b>
Yan Yan	1 Ridge Rd
<b>City</b>	<b>State</b>
Newton	MA
<b>Zip Code</b>	<b>Telephone Number</b>
02468	5715238184
<b>Email</b>	
yy85997@126.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>
14984	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

Request to further extend nonconforming height

Please describe proposed project:

To construct a rear addition to the basement and first story as well as an addition of a second story bedroom. The dwelling has an existing nonconforming height of 40.9 feet where 36 feet is the maximum allowed per section 3.1.3. The proposed additions alter the average grade thereby increasing the overall nonconforming height of the building to 42.3 feet, requiring a special permit per section 7.8.2.C.2. The proposed additions do not extend beyond the existing ridgeline of the building.  
SR3 Zone Required.

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

No

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?

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 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