

Special Permit Application

SP-22-141

Submitted On: Aug 2, 2022

Applicant

Richard Levey
617-527-5300
@ rblarchitect@gmail.com

Location

35 BRACEBRIDGE RD
NEWTON CENTRE, MA 02459

414-22

WARD

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 AUG 11 PM 4:56
CITY CLERK
35 BRACEBRIDGE RD
NEWTON MA 02459

Applicant Information

The individual submitting this application is the petitioner

Property Owner Information

Name	Address
Andrea Roman	35 Bracebridge Rd
City	State
Newton	Massachusetts
Zip Code	Telephone Number
02459	617-584-2210
Email	
andreajroman@gmail.com	

Application Information

Petition For	Application Type
Special Permit/Site Plan Approval	Residential
Size of the main parcel (in square feet)	Does this involve multiple parcels?
11425	No
Are you creating any new residential units?	Are you creating gross Floor Area?
No	Yes

Please reference sections of the ordinances from which relief is requested

3.13, 3.19, 7.8.2.A.2, 3.4.3.A.1, 7.8.2.C.2, 3.4.3.A.2

Please describe proposed project:

Remove and replace existing garage with larger structure, reconfigure rear deck, interior renovations.
Existing garage is existing non-conforming for setback and separation from main dwelling. Existing FAR
for property is non-conforming.

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

Not sure

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/278
11/637262406217830000](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