




Special Permit Application

SP-22-148

Submitted On: Sep 8, 2022

Applicant

 Laurance Lee
 617-964-7000
 llee@rfl-law.com

Primary Location

416 LANGLEY RD
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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Applicant Information

The individual submitting this application is the agent

Property Owner Information

Name	Address
416-418 Langley Realty LLC	226 Harvard Street
City	State
Brookline	MA
Zip Code	Telephone Number
02446	617-964-7000
Email	
llee@rfl-law.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?
11176	Yes
Are you creating any new residential units?	How many new residential units will be created?
Yes	6
Are you creating gross Floor Area?	
Yes	
Please reference sections of the ordinances from which relief is requested	

Sections 4.4.1, and 4.1.2.B.3, and 4.1.3, and 7.8.2.C.2, and 5.1.8.A.1, and 5.1.13, and 5.1.8.B.6, and 5.1.8.D.1, and 5.4.2.B, and 7.3

Please describe proposed project:

Demolition of two existing single family homes at 416 & 418 Langley Road; combine the two lots; and build a new three story 6-unit residential multi-family building with basement level 12-car garage and bike storage, and with roof decks and green roof.

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?

N/A

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?

Yes

Additional Parcels

Parcel ID

65010 0028

Street Number and Name

418 Langley Road

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