

Special Permit Application

SP-22-156

Submitted On: Oct 25, 2022

Applicant

Terrence Morris
617 202-9132
tpmorris.landuse.law@comcast.net

Primary Location

71 COMMONWEALTH AVE
CHESTNUT HILL, MA 02467

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 agent

RECEIVED
2022 NOV -1 PM 2:10
CITY CLERK
NEWTON, MA 02455

Property Owner Information

Name	Address
71 Commonwealth, LLC	12 Morse Lane
City	State
Natick	Massachusetts
Zip Code	Telephone Number
01760	508-400-0809
Email	
doliveri@civicdevelopment.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?
38980	No
Are you creating any new residential units?	How many new residential units will be created?
Yes	4
Are you creating gross Floor Area?	
Yes	

Please reference sections of the ordinances from which relief is requested

§3.4.1 (single family attached dwellings); §3.2.34, §6.2.3.B.1 (reduced front & rear setback); §3.2.4 (exceed max lot coverage); §5.1.8.B.6, §5.1.3 (restricted end stalls); §5.1.8.D.1, §5.1.3 (driveway width); §6.2.3.B.2 (driveway and parking within 10' and 20' of lot lines respectively); §5.4.2 (retaining wall within setback).

Please describe proposed project:

Raze existing 1F dwelling at 15 Algonquin Rd and replace with 5 attached dwellings connected to the existing dwelling at 71 Commonwealth Avenue by an underground parking garage with 15 parking stalls into surface parking stalls.

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

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