




**Special Permit Application**

**Applicant**

**Primary Location**

**SP-22-166**

 ALICE SPECK  
 617.637.7810  
 ma@getcozybars.com

624-628 COMMONWEALTH AVE  
NEWTON CENTRE, MA 02459

Submitted On: Nov 23, 2022

**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  
ZONING DEPARTMENT  
NOV 29 PM 3:39  
CITY CLERK  
CITY OF NEWTON  
MA 02459

**Applicant Information**

The individual submitting this application is the petitioner

**Property Owner Information**

<b>Name</b>	<b>Address</b>
Donald Malkin	PO Box 81240
<b>City</b>	<b>State</b>
Wellesley Hills	MA
<b>Zip Code</b>	<b>Telephone Number</b>
02481	781-237-3050
<b>Email</b>	
centralpropinc@aol.com	

**Application Information**

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

Please reference sections of the ordinances from which relief is requested

My commercial building is in a residential neighborhood, and I understand we need to go through this process of zoning.

Please describe proposed project:

I own a mobile bar company. I'm trying to put in a small commercial kitchen inside 628 Commonwealth Ave to prepare garnishes, etc. This kitchen will be for my own private use. 628 Commonwealth Ave. will not be a bar or restaurant.

**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/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