

TOWN OF WESTON
MASSACHUSETTS
BOARD OF APPEALS

APPLICATION FOR HEARING

PETITIONERS SHOULD CONSULT WITH THE BUILDING INSPECTOR OR ZONING ADMINISTRATOR PRIOR TO FILING THIS APPLICATION

Note: This Application must be complete, and include four copies of all submissions, plus an electronic copy with certified plot plan, renderings/floor plans, letters from applicable Town departments, plus application fee, or application will not be accepted.

Name of Petitioner: 518 South Ave, LLC

Address: C/O Jonathan Buchman, 231 Boston Post Road, Wayland, MA 01778

E-mail address: Bannercons@aol.com

Daytime telephone: 781-844-7207

(Optional) Cell phone: _____

(Optional) additional contact information (+ e-mail), (ie: contractor, architect, builder or attorney):

David S. Hall, Hanover Company, DHall@hanoverco.com, 857-400-0681

James Ward, Nutter McClenen & Fish, JWard@Nutter.com, 617-439-2818

Name of Owner 518 South Ave, LLC and 540 South Ave, LLC

Address/Location of Property 510, 518, and 540 South Ave, Weston, MA
Deed Book 72047, pg. 547, Map 43, Block 30, Lot 10; Deed Book 72047, pg. 547, Map 44, Block 18, Lot 0; Deed Book 27485, pg. 362, Map 43, Block 29, Lot 0;

Assessor Map # _____ Parcel # _____ Registry Book # _____ Page # _____

Zone for property: Residence A Overlay District _____ Date lot created _____
Aquifer Protection Overlay District, Wetlands and Floodplain Protection District

Date structure(s) on lot constructed (including any additions): 1955 and 1972
*Structures built prior to 1945 require Historic Commission sign off

Is property within 100 feet of wetlands, 200 ft. of stream or in flood plain? Yes No
If 'yes', requires Conservation Agent sign off

Applicant is owner, agent, tenant, prospective tenant, licensee prospective purchaser

Type of Permit requested: residential or commercial

Select: Special Permit Variance Amendment
Please attach and/or be prepared to demonstrate compliance with MGL Ch. 40A, Sect. 10 Repetitive Petition

Appeal Building Inspector Decision*
*(Attach copy of the decision or other written notice received from the Building Inspector.)

Comprehensive Permit, MGL Ch. 40B
For Comprehensive Permit applications, see "Comprehensive Permit, requirements for submission"

Present Use Single Family Residential Proposed Use Multifamily Residential

List nonconformities related to lot/structure(s) in application:

Use, Side Yard Setback, Rear Yard Setback, Setback From Street Center Line, Height, Gross Floor Area,

Signage, Parking

Complete description of proposal, and what relief you seek from the Zoning Board: _____

You may attach a rider with additional information

Hanover Weston will be an ultra luxury rental apartment community containing 200 homes. The project will have one, two and three bedroom units in a single 3 and 4-story building wrapped around a precast concrete parking garage. A portion of the building will contain a basement level. The community will include residential amenities such as a club room, demonstration kitchen, business center and private offices, theater room, resort style pool, and a landscaped courtyard with fire pits and barbecues.

Applicable Section(s) of Zoning By-Law None

Current RGFA (Residential Gross Floor Area) 4,345 sf

Attach Assessor Property Card

RGFA of addition or replacement dwelling 246,328sf

Total RGFA 250,673 sf

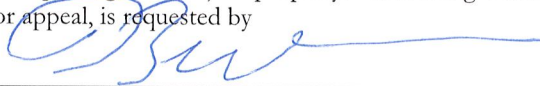
All RGFA certified by architect

▶ Please feel free to attach any additional information relative to the application.

Additional information may be requested by the Board at any time during the application or hearing process.

Approvals from Town Boards: BOH CC Historical Planning Engineering

Consent is hereby granted for Town representatives to enter upon exterior areas of the premises for the purpose of viewing and inspecting the subject property. A hearing before the Board of Appeals, with reference to the above application or appeal, is requested by



Signature of Petitioner

7/2/2014

date

Signature of Owner, if not Petitioner

date

Please list any additional owners:

Fee Schedule: Check payable to Town of Weston:

Residential Variance, Special Permit, Permit or Appeal	\$200.00
Commercial Variance, Special Permit, Permit or Appeal	\$300.00
40B Comprehensive Permit	\$2,000. + \$100./unit

\$2,000+(200 units*100)=\$22,000

Treasurer's Office certifying no outstanding debt in excess of \$200.

Date

June 26, 2014