## City of Newton, Massachusetts ZONING BOARD OF APPEALS

Premises affected: A 1.61 acre parcel of land at 1521 Beacon Street

## APPLICATION FOR A COMPREHENSIVE PERMIT UNDER GENERAL LAWS CHAPTER 40B, SECTIONS 20-23

Waban AMA Realty Ventures, LLC (hereinafter the "Applicant") hereby applies to the Board of Appeals of the City of Newton, Massachusetts, pursuant to General Laws, Chapter 40B, Section 20 through 23, as amended, for the issuance of a Comprehensive Permit authorizing the applicant to construct 48 rental units (38 market rate and 10 affordable) to be called "1521 Beacon Street" on land located at 1521 Beacon Street in Newton, Massachusetts. The applicant and the development are more particularly described in the exhibits hereto annexed and submitted simultaneously herewith, all of which are incorporated herein by reference and constitute the documents required to be submitted by Sections 30.00 and 31.00 of the Rules and Regulations of the Housing Appeals Committee of the Department of Housing and Community Development ("DHCD").

## REQUEST FOR FINDINGS OF FACT

The applicant requests that the Board of Appeals (the "Board") make the following findings of fact in connection with the action of the Board on this application:

- 1. Waban AMA Realty Ventures, LLC is a limited dividend organization within the meaning of General Laws Chapter 40B, and is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
- 2. The applicant has shown evidence of its legal interest in the proposed site sufficient to qualify it as a recipient of a Comprehensive Permit for this site.
- 3. MassHousing, the administrator of the New England Fund Program ("NEF"), will be the subsidizing agency within the meaning of the procedural regulations of the Housing Appeals Committee (760 CMR:30.01(C).
- 4. The number of low or moderate income housing units in the City of Newton constitutes less than ten percent (10%) as reported in the latest decennial census of

the city and reported by the DHCD as of December 5, 2014. 7.5% is the reported percentage.

5. The development as proposed in the application is consistent with local needs within the meaning of General Laws, Chapter 40B, Section 20.

The applicant respectfully requests the Board of Appeals, after complying with the procedural requirements as provided by law, to issue to the applicant a Comprehensive Permit for the development.

Waban AMA Realty Ventures, LLC

Argiros Management Trust, Manager

Alexander A. Argiros, Trustee

duly authorized