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Page: 1 of 3 10/31/2022 10:35 AM

#393-22  
1 Ridge Road

RECEIVED  
2022 OCT 28 11:11:36  
CITY CLERK  
NEWTON, MA 02459

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2022 OCT 28 11:11:36  
CITY CLERK  
NEWTON, MA 02459

CITY OF NEWTON

IN CITY COUNCIL

October 3, 2022

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to further increase the nonconforming building height, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The proposed increase in nonconforming building height is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the principal roof line is not increasing. (§3.1.9, §3.1.3 and §7.8.2.C.2)

PETITION NUMBER: #393-22

PETITIONER: Jing Zhang *64900-43*

LOCATION: 1 Ridge Road, Section 55, Block 36, Lot 1, containing approximately 15,000 square feet

OWNERS: Yan Yan ✓

ADDRESS OF OWNERS: 1 Ridge Road ✓  
Newton, MA 02468

TO BE USED FOR: Residential

CONSTRUCTION: Wood frame

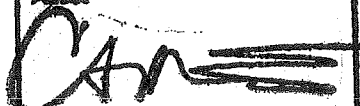
EXPLANATORY NOTES: Special permit pursuant to §7.8.2.C.2, §3.1.3 to further increase the nonconforming building height

A True Copy  
Attest  
*CA*  
City Clerk of Newton, Mass.

ZONING: SR-2

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
  - a. Floor plans and elevations, signed and stamped by Xiaoying Chen, architect, dated 3/15/2020
    - i. Proposed Roof Deck Plan, A-104
    - ii. North Exterior Elevation, A-201
    - iii. South Exterior Elevation, A-202
    - iv. East Exterior Elevation, A-203
    - v. West Exterior Elevation, A-204
  - b. Plot Plan of Land, signed and stamped by Paul Finocchio, Professional Land Surveyor and John D. Sullivan, Professional Engineer, dated 1/18/2020, revised 1/24/2020, 5/26/2021, 9/7/2021, 11/3/2021, 1/10/2022, 2/25/2022, 7/6/2022, 7/15/2022
2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works.
3. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
  - a. Recorded a certified copy of this board order for the approved Special Permit/Site plan with the Registry of Deeds for the Southern District of Middlesex County.
  - b. Filed a copy of such recorded board order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
  - c. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
4. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioner has:
  - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by an architect or land surveyor certifying compliance with Condition #1 as well as the as-built floor area ratio of the structure.

A True Copy  
Attest  
  
City Clerk of Newton, Mass.

- b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a professional land surveyor.
- c. Filed with the Clerk of the Council, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.

Under Suspension of Rules  
Readings Waived and Extensions of Time Approved  
22 Yeas, 0 Nays, 2 Absent (Councilors Laredo and Markiewicz)

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on October 5, 2022. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:



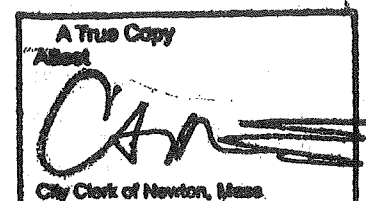
(SGD) CAROL MOORE  
Clerk of the City Council

I, Carol Moore, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on October 5, 2022 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



(SGD) CAROL MOORE  
Clerk of the City Council



*af*

#417-22  
154 Oliver Road

RECEIVED

2022 OCT -5 AM 10:10

CITY CLERK  
NEWTON, MA 02459

CITY OF NEWTON

IN CITY COUNCIL

October 3, 2022



2022 00159768

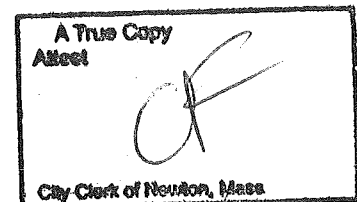
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Page: 1 of 4 10/27/2022 10:54 AM

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to allow an additional parking stall within the front setback and a second front entrance as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof.

1. The site is an appropriate location for the proposed additional parking stall within the front setback due to the site's topography and existing parking in the front setback. (§5.1.7.A, §5.1.13, §7.3.3.C.1)
2. The site is an appropriate location for a second front entrance on Oliver Road because it is taking the place of the existing garage entrance. (§5.1.7.A, §5.1.13, §7.3.3.C.1)
3. The additional parking stall within the front setback and second front entrance will not adversely affect the neighborhood due to the overall reduction of impervious paving on the site and the front entrance is replacing an existing garage door. (§5.1.7.A, §5.1.13, §7.3.3.C.2)
4. There will be no nuisance or serious hazard to vehicles or pedestrians. (§5.1.7.A, §5.1.13, §7.3.3.C.3)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§5.1.7.A, §5.1.13, §7.3.3.C.4)
6. Literal compliance with the allowed number of parking stalls within the front setback is impracticable because the site is constrained in alternate locations for parking outside of the front setback and the additional parking stall utilizes existing driveway area. (§5.1.7.A, §5.1.7.C, §5.1.13)

BK-23563  
PS-538



PETITION NUMBER: #417-22

PETITIONERS: Frank Linski & Nancy Zollers

LOCATION: 154 Oliver Road, on land known as Section 54, Block 1, Lot 18, containing approximately 6,343 square feet of land

OWNER: Frank Linski & Nancy Zollers

ADDRESS OF OWNER: 154 Oliver Road  
Newton, MA 02468

TO BE USED FOR: Driveway and front entrance

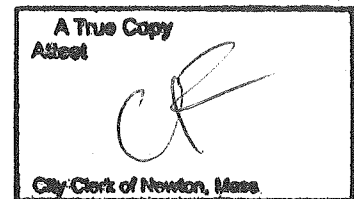
CONSTRUCTION: Site only

EXPLANATORY NOTES: Special permit pursuant to §5.1.7.A, §5.1.13, and §7.3.3 to allow parking within the front setback and §6.7.1.D.4 and §7.3.3 to allow a second front entrance on Oliver Road.

ZONING: Single Residence 2 district

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
  - a. Plan of Land, signed and stamped by Bruce Bradford, land surveyor, on November 18, 2021 and revised 12,20,21, 2/7/22.
  - b. Architectural plans, signed and stamped by Jay Walter, registered architect, dated September 22, 2021.
    - i. Plot Plan, A-1
    - ii. Existing Plan with Demo Notes, A-2
    - iii. Basement Plan/ Roof Plan, A-4
    - iv. FAR/ Accessory Apt. Area Diagrams, A-6
    - v. Front Elevation/ Finish Schedule, A-8
    - vi. Addition & Remodeling, A-10
2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development.



3. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
  - a. Recorded a certified copy of this council order for the approved Special Permit/Site plan with the Registry of Deeds for the Southern District of Middlesex County.
  - b. Filed a copy of such recorded council order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
  - c. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
4. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:
  - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a Professional Land Surveyor certifying compliance with Condition #1.
  - a. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a Professional Land Surveyor.

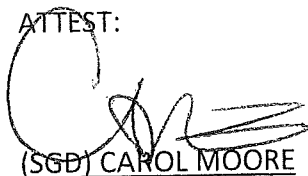
Under Suspension of Rules

Readings Waived and Extension of Time Approved

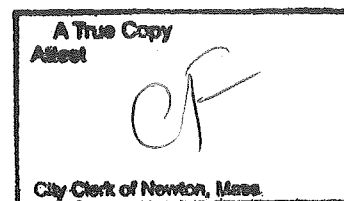
22 Yeas, 0 Nays, 2 Absent (Councilors Laredo and Markiewicz)

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on October 5, 2022. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

  
(SGD) CAROL MOORE

Clerk of the City Council



I, Carol Moore, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the

City Clerk on October 5, 2022 and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



(SGD) CAROL MOORE

Clerk of the City Council

