

CITY OF NEWTON

IN CITY COUNCIL

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 increase the floor area ratio (FAR) from .31 to .40 where .33 is the maximum allowed by right as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The additions which increase the floor area ratio from .31 to .40 where .33 is the maximum allowed by right will be consistent with and not in derogation of the size, scale and design of other structures in the much of the addition given that the bulk of the addition is to the rear of, and not higher than, the existing dwelling (§3.1.3, §3.1.9)
2. The site is an appropriate location for the proposed addition, which increases the FAR from .31 to .40 where .33 is the maximum allowed by right because it conforms to other relevant dimensional requirements for the district. (§7.3.3.C.1)
3. The addition which increases the FAR from .31 to .40 where .33 is the maximum allowed by right will not adversely affect the neighborhood because it is subordinate to the principal roofline of the dwelling. (§7.3.3.C.2)
4. There will be no nuisance or serious hazard to vehicles or pedestrians because the curb cut will be maintained in its current state. (§7.3.3.C.3)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #338-23

PETITIONER: Grace & Scott Offen

LOCATION: 538 Ward Street, on land known as Section 13 Block 32 Lot 5, containing approximately 16,575 sq. ft. of land

OWNER: Grace & Scott Offen

ADDRESS OF OWNER: 271 Mill Street
Newton, MA 02460

TO BE USED FOR: Single Family dwelling

RELIEF GRANTED: Special Permit per §3.1.3, §3.1.9, and §7.3.3 to exceed the maximum floor area ratio

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. A site plan entitled "583 Ward Street" signed and stamped by Bruce Bradford, Professional Land Surveyor, dated August 16, 2023
 - b. A set of architectural plans entitled "Offen Residence," prepared by Mayer and Associates, unsigned and unstamped, dated October 20, 2023:
 - i. Proposed front elevation (A4-1)
 - ii. Proposed side (left) elevation (A4-2)
 - iii. Proposed rear elevation (A4-3)
 - iv. Proposed side (right) elevation (A4-4)
2. No building permit (other than a demolition permit) and unless otherwise specified shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with and the Petitioner has:
 - a. Recorded a certified copy of this Special Permit/Site Plan Approval at the Middlesex South Registry of Deeds and filed proof of such recording with the City Clerk and submitted a copy with the building permit application.
 - b. Obtained a written statement/sign off from the Planning Department that confirms the Building Permit plans are consistent with plans approved in Condition #1 including all dimensional requirements.
3. No certificate of occupancy (temporary or final) shall be issued by the City pursuant to this Special Permit/Site Plan Approval unless all applicable terms and conditions have been complied with for the portion of the project for which occupancy is requested and the Petitioner has:
 - a. Filed with the building permit record statements by a registered architect (or professional engineer) and a professional land surveyor (or professional engineer) certifying compliance with Condition #1, including the as built FAR.

- b. Submitted final as-built survey plans in digital format, stamped and signed by a professional land surveyor or professional engineer, as applicable.