

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 allow a garage exceeding 700 square feet and accommodating more than three vehicles as recommended by the Land Use Committee for the reasons given by the Committee, through its Chair, Councilor Andrea Kelley:

1. The specific site is an appropriate location for a garage exceeding 700 square feet and accommodating four vehicles as there are no proposed changes to the use or external structure (§7.3.3.C.1, §3.1.3, §3.1.9).
2. A garage exceeding 700 square feet and accommodating four vehicles as developed will not adversely affect the neighborhood as there will be no additional building area created by this proposal that converts an existing workshop to additional garage area (§7.3.3.C.2, §3.1.3, §3.1.9).
3. There will be no nuisance or serious hazard to vehicles or pedestrians because the site layout and circulation is not changing (§7.3.3.C.3, §3.1.3, §3.1.9).
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved as the garage exceeding 700 square feet of garage space and accommodating four vehicles will create additional area to access the site (§7.3.3.C.4, §3.1.3, §3.1.9).

PETITION NUMBER: #276-24

PETITIONER: Arthur and Stephanie Andersen

LOCATION: 102 Gordon Road on land known as Section 53 Block 08 Lot 18, containing approximately 16,407 sq. ft. of land

OWNER: Arthur and Stephanie Andersen

ADDRESS OF OWNER: 102 Gordon Road
Newton, MA 02468

TO BE USED FOR: Single-family dwelling

RELIEF GRANTED: Special Permit per §7.3.3 to allow a garage greater than 700 square feet and accommodating up to four cars (§3.4.4.E.1)

ZONING: Single Residence 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. Plot Plan prepared by MGD+, submitted May 17, 2024.
 - b. Architectural plans prepared by Derek Rubinoff, Registered Architect dated September 18, 2023 consisting of the following sheets:
 - i. Proposed elevations (showing front and left), A2.01
 - ii. Proposed elevations (showing rear and right), A2.02
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.
 - b. Submitted final as-built survey plans in digital format, stamped, and signed by a professional land surveyor or professional engineer, as applicable.