

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 combination of dormers exceeding 50% of the length of the wall below for the reasons given by the Committee, through its Chair, Councilor Andrea Kelley:

1. The specific site is an appropriate location for the addition of a combination of dormers exceeding 50% of the length of the wall below as a majority of the existing dormer is gabled, so the resulting appearance will not appear as though more than 50% of the right facade above the second floor consists of dormers. (§7.3.3.C.1)
2. The combination of dormers exceeding 50% of the length of the wall below as developed and operated will not adversely affect the neighborhood as the proposed project will preserve the appearance of the existing dwelling with the exception of the addition of a dormer to the right façade. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians created by the proposed combination of dormers exceeding 50% of the length of the wall below as the proposed addition will not require any changes to parking or circulation on or around the site. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved with the creation of a combination of dormers exceeding 50% of the length of the wall below as the site has sufficient driveway area and parking stalls. (§7.3.3.C.4)

PETITION NUMBER: #361-24

PETITIONER: Nancy Bauer and Mark Richard

LOCATION: 67 Chester Street

OWNER: Nancy Bauer and Mark Richard

ADDRESS OF OWNER: 67 Chester Street
Newton, MA 02461

TO BE USED FOR: Single-family dwelling

RELIEF GRANTED: Special Permit per §7.3.3 to allow a combination of
dormers exceeding 50% of the length of the wall below
(§1.5.4.G.2.b)

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, signed and stamped by Frank Iebba, dated January 15, 2011.
 - b. Architectural Plan signed and stamped by Robert Fizek, dated July 20, 2024, containing the following sheets:
 - i. Proposed West/Right Elevation, page A5
 - ii. Proposed North/Rear Elevation, page A6
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 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.