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#300-24  
120 Norwood Avenue

CITY CLERK  
NEWTON, MA 02459

CITY OF NEWTON

IN CITY COUNCIL

October 21, 2024

ORDERED:

That it is the decision of the City Council, based upon the findings and reasons set forth below, that the request for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #392-22 and to allow additional parking on site within 20 feet of a lot line does not satisfy the criteria for approval set forth in §7.3.3 of the Zoning Ordinance. The City Council finds the public convenience and welfare will not be substantially served by approval of the requested relief and that granting of the requested relief would not be in harmony with the conditions, safeguards, and limitations set forth in the Zoning Ordinance. In making its findings, the City Council relied upon the oral testimony received by the City Council, the written information filed with the City Council, as well as the plans filed by the petitioner.

The City Council therefore DENIES the requested relief based upon the following findings and reasons:

1. The site is not an appropriate location for the proposed amendment to allow parking within 20 feet of a lot line because constructing two additional parking stalls will add additional congestion to the neighborhood. (§7.3.3.C.1)
2. The proposed amendment to allow parking within 20 feet of a lot line will adversely affect the neighborhood because the additional parking will increase the number of vehicles associated with the site leading to more congestion within the neighborhood. (§7.3.3.C.2)
3. The proposed amendment to allow parking within 20 feet of a lot line will create a nuisance or serious hazard to vehicles or pedestrians because the additional parking spots will increase the number of vehicles in the neighborhood by providing additional parking. (§7.3.3.C.3)
4. Access to the site over streets is not appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. An exception to the parking requirements which do not allow parking within 20 feet of a lot line is not in the public interest because adding parking will add more unnecessary paving, congestion, traffic, and pollution to the neighborhood, and will discourage multimodal transportation. (§6.2.3.B.2)

PETITION NUMBER: #300-24

PETITIONER: 120 Norwood Avenue Realty Trust

LOCATION: 120 Norwood Avenue, on land known as Section 22 Block 09  
Lot 5, containing approximately 24,897 sq. ft.

OWNER: 120 Norwood Avenue Realty Trust

ADDRESS OF OWNER: 120 Norwood Avenue Realty Trust  
Newton, MA 02460


EXPLANATORY NOTE: Special permit per §7.3.3 to amend Special Permit #392-22  
and allow parking within 20 feet of a side lot line

ZONING: Multi Residence 1

Under Suspension of Rules  
Readings Waived and Motion to Approve Failed  
15 yeas 8 nays (Councilors Bixby, Humphrey, Leary, Lobovits, Malakie, Micley, Oliver, and  
Wright) 1 absent (Councilor Downs)

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City  
Council denying 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 23, 2024.

ATTEST:

  
(SGD) CAROL MOORE  
Acting Clerk of the City Council