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#327-24
43 Crafts Street

CITY OF NEWTON

CITY CLERK
NEWTON MA 02459
CITY COUNCIL

September 16, 2024

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action 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, hereby grants a Two (2) YEAR EXTENSION OF TIME IN WHICH TO EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL #265-23 granted on September 5, 2023, to September 5, 2026.

PETITION NUMBER: #265-23

PETITIONER: Kosher K LLC

LOCATION: 43 Crafts Street, Ward 1, Newton, on land known as Section 14 Block 23 Lot 11, containing approximately 1,789 sq. ft. of land

OWNER: Kosher K LLC

ADDRESS OF OWNER: 321 Walnut Street, #411
Newton, MA 02460

TO BE USED FOR: Construction of a three unit multi-family dwelling with relief to extend a nonconforming residential use, to extend nonconforming front, side and rear setbacks, to allow up to 36 feet in height, and waivers for parking.

RELIEF GRANTED: Special Permit per §7.3.3:

- To extend a nonconforming residential use (§4.4.1, §7.8.2.C.2)
- To extend a nonconforming front setback (§4.3.3, §7.8.2.C.2)
- To alter and extend the nonconforming side setback (§4.3.3, §7.8.2.C.2)
- To alter and extend the nonconforming rear setback (§4.3.3, §7.8.2.C.2)
- To alter and extend the nonconforming parking

- setback (§4.3.3, §7.8.2.C.2)
- To allow a building with a height of 32.9 feet (§4.3.3)
 - To waive three parking stalls (§5.1.4, §5.1.13)
 - To reduce the width of parking stalls (§5.1.8.B.1, §5.1.13)
 - To reduce the depth of parking stalls (§5.1.8.B.2, §5.1.13)

ZONING: Manufacturing


1. No building permit shall be issued in pursuance of Special Permit/Site Plan Approval #265-23 until:

- a. The Petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a certified copy of this Council Order granting this one-year extension of time to September 5, 2026 with the appropriate reference to the book and page of the Petitioner's title deed or notice of lease endorsed thereon.
- b. A certified copy of such recorded notice shall have been filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.

Under Suspension of Rules
Readings Waived and Two-year Extension of Time Approved
19 Yeas, 0 Nays, 5 Absent (Councilors Bixby, Farrell, Humphrey, Lobovits, and Wright)

The undersigned hereby certifies that the foregoing copy of the decision of the City Council granting TWO-YEAR EXTENSION OF TIME to September 5, 2026, IN WHICH TO EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL #265-23 is a true accurate copy of said decision.

ATTEST:


~~(SGD) CAROL MOORE~~
Acting Clerk of the City Council