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#292-13

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Newton City Clerk
2013 OCT 24 PM 1:40
David A. O'Brien, Clerk
Newton, MA 02459

CITY OF NEWTON
IN BOARD OF ALDERMEN

October 21, 2013

ORDERED:

That the Board, 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 enlarge an existing single-family residence by constructing a dormer that exceeds the dimensional controls for a dormer above the second story in a single-family dwelling, as recommended by the Land Use Committee for the reasons given by the Committee through its Acting Chairman Alderman Mitchell L. Fischman:

1. The site is an appropriate location for the addition of a dormer, which is approximately 183.4 gross square feet within an attic space, as it will expand the structure without increasing the footprint, maintain open space, maintain the character of the structure and it will remain in keeping with the character of other residential structures in the neighborhood.
2. The proposed dormer located on the rear and side elevation of the house will not adversely affect the neighborhood.

PETITION NUMBER: #292-13

PETITIONERS: Ran Hoitash

LOCATION: 324 Tremont Street, Ward 1, Newton Corner, on land known as SBL 72, 11, 3, containing approximately 5,505 sq. ft. of land

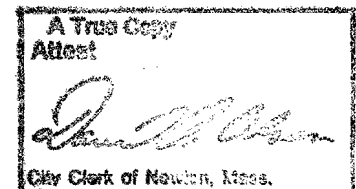
OWNERS: Ran Hoitash

39418-296

ADDRESS OF OWNER: 324 Tremont Street
Newton, MA 02458

TO BE USED FOR: A single-family dwelling with a third floor

CONSTRUCTION: Wood-framed



EXPLANATORY NOTES: Section 30-15(t) to allow the construction of a dormer that exceeds the dimensional controls for dormers.

ZONING: Multi-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. Certified Plot Plan located at 324 Tremont Street Newton, MA, signed and stamped by George Collins, land surveyor, dated July 3, 2003.
 - b. A set of architectural plans, titled "Hoitash Residence – Attic Renovation, 324 Tremont Street, Newton, MA," signed and stamped by Steven Petitpas, architect, dated 5/30/2013, and included:
 - i. Existing Floor Plan, Sheet EX1;
 - ii. Second Floor & Attic Plan, Sheet A1; and
 - iii. Exterior Elevations, Sheet A2.
2. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
 - a. Recorded a certified copy of this Board Order for the approved Special Permit/Site Plan Approval with the Registry of Deeds for the Southern District of Middlesex County.
 - b. Filed a copy of such recorded Board Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
3. No Occupancy Permit for the use covered by this Special Permit/Site Plan Approval shall be issued until the petitioners have:
 - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.

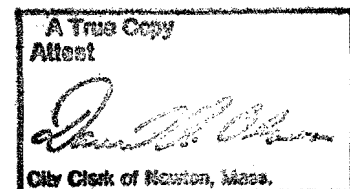
Under Suspension of Rules

Readings Waived and Approved

21 yeas 0 nays 2 absent (Aldermen Salvucci and Sangiolo) 1 vacancy

a.

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting 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 24, 2013. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.



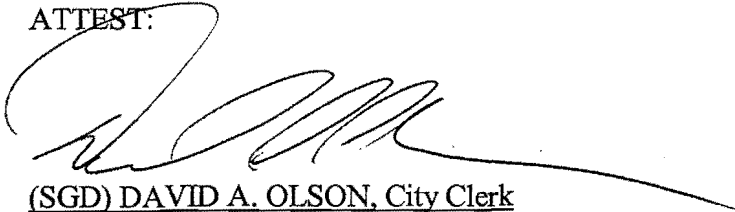
ATTEST:




SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen

I, David A. Olson, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 10/24 and that NO APPEAL to said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:



(SGD) DAVID A. OLSON, City Clerk
Clerk of the Board of Aldermen

A True Copy
Attest

City Clerk of Newton, Mass.