

CITY OF NEWTON
IN BOARD OF ALDERMEN

August 11, 1997

ORDERED:

That the Board, 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, the following SPECIAL PERMIT/SITE PLAN APPROVAL AND EXTENSION OF NON-CONFORMING USE AND STRUCTURE is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the proposed addition is not substantially more detrimental to the neighborhood than the existing condition and will have no adverse effect on the neighborhood.
2. The Board finds that the design of the proposed addition is compatible with the style of housing in the neighborhood.
3. The Board finds that the proposed landscaping will provide screening for the abutting properties.
4. The Board finds that the proposed addition makes the house more functional.

PETITION NUMBER: 220-97

PETITIONER: Sheryl Siber

LOCATION: 11 Solon Street, Newton Highlands, Section 81, Block 23,
Lot 5, containing approximately 7,587 sq. ft. of land.

OWNER: Sheryl Siber

ADDRESS OF OWNER: 11 Solon Street
Newton Highlands, MA.

TO BE USED FOR: Expansion of a single family house

CONSTRUCTION: Wood frame

EXPLANATORY NOTE: Section 30-21 allows the Board of Aldermen to grant an extension of a non-conforming structure.

Land referred to is in a Single Resident 3 District.

Approved, subject to the following conditions:

1. That all buildings, parking areas, driveways, walkways, landscaping and other site features shall be located and constructed consistent with plans entitled "Plan showing Proposed Addition for Richard and Sheryl Siber at #11 Solon street, Newton, Massachusetts" dated May 17, 1997 and revised June 10, 1997 by Ralph Bibbo, a front elevation plan dated July 21, 1997 by Streibert Associates, and floor plans and elevations submitted by the petitioner and filed herewith.
2. That the petitioner work with the Planning Department to implement screening the abutting properties.
3. That no building permit shall be issued in pursuance of the SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE and STRUCTURE until:
 - a. A landscape screening plan indicating the location, number, size and type of landscaping and landscape materials to be installed shall have been submitted to and approved by the Director of Planning and Development and statement of certifying such approval shall have been filed with the City Clerk and the Department of Inspectional Services.
 - b. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.
 - c. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.

Under Suspension of Rules
Readings Waived and Approved

23 yeas 0 nays 1 absent (Ald. Gerst)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT and SITE PLAN APPROVAL and is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on August 25, 1997. 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) EDWARD G. ENGLISH, City Clerk
Clerk of the Board of Aldermen

I, Edward G. English, 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 _____ and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST
EDWARD G. ENGLISH, City Clerk