



2014 00105977

Bk: 63958 Pg: 34 Doc: DECIS
Page: 1 of 3 07/23/2014 10:46 AM

#164-14

CITY OF NEWTON

IN BOARD OF ALDERMEN

June 16, 2014

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 construct a mudroom addition to the rear of an existing attached garage, thereby further exceeding the maximum allowed Floor Area Ratio, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

1. The proposed Floor Area Ratio of .46, where .35 is the maximum allowed by right and .45 is existing, is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood. The existing structure is a three-story single-family dwelling on a lot consisting of 12,659 square feet with a gross floor area of 5,689 square feet (.45 FAR). The proposed addition of 170 square feet will increase the gross floor area by 2% to 5,859 square feet (.46 FAR). (§30-15 Table A, §30-15(u))
2. The proposed extension of the structure is not substantially more detrimental than the existing nonconforming structure to the neighborhood. (§30-21(b))
3. The site is an appropriate location for the proposed addition, as the level of open space with the proposed addition will exceed the minimum required by the Newton Zoning Ordinance. (§30-24(d)(1))

PETITION NUMBER: #164-14

PETITIONER: Lori Berkowitz & Scott R. Perman

LOCATION: 37 Ferncroft Road, on land known as SBL 53, 7, 15 containing approximately 12,659 square feet of land.

OWNER: Lori Berkowitz & Scott R. Perman

ADDRESS OF OWNER: 37 Ferncroft Road
Newton, MA 02468

TO BE USED FOR: Single-Family Dwelling

CONSTRUCTION: Wood frame

RECEIVED
Newton City Clerk
2014 JUN 19 PM 4:22
David A. Oison, Clerk
Newton, MA 02459

RECEIVED
Newton City Clerk
2014 JUL 30 AM 11:45
D. O. Oison, Clerk
Newton, MA 02459

A True Copy
Attest

City Clerk of Newton, Mass.

- b. Submitted to the Director of Planning and Development, Commissioner of Inspectional Services and City Engineer, final as-built plans in paper and digital format signed and stamped by a licensed land surveyor.

Under Suspension of Rules

Readings Waived and Approved

20 yeas 0 nays 2 absent (Aldermen Baker and Lappin) 1 excused (Alderman Hess-Mahan)

1 vacancy

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 June 19, 2014. 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.

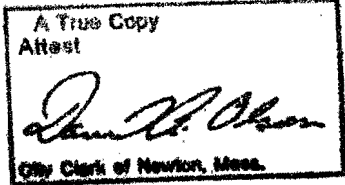
ATTEST:

Linda J. Finucane, acting
 (SGD) DAVID A. OLSON, City Clerk
 Clerk of the Board of Aldermen
LINDA FINUCANE

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 6/19/14 and that NO APPEAL to said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

Linda J. Finucane, acting
 (SGD) DAVID A. OLSON, City Clerk
 Clerk of the Board of Aldermen



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Official Receipt for Recording in:

Middlesex South Registry of Deeds
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

LORI BERKOWITZ
37 FERNCROFT RD

NEWTON MA 02468

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00105977	63958 34	\$75.00
			\$75.00

Collected Amounts

Payment Type	Amount
Check	6545 \$75.00
\$75.00	

Total Received : \$75.00
Less Total Recordings: \$75.00

Change Due : \$.00

Thank You
MARIA C. CURTATONE - Register of Deeds

By: Patricia B

Receipt# Date Time
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