



#316-14

CITY OF NEWTON

IN BOARD OF ALDERMEN

October 6, 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 EXTEND a NONCONFORMING STRUCTURE to allow construction of a two-story addition, consisting of a two-car garage, first floor living space, and bedrooms and a bath above, with a dormer that exceeds the dimensional controls for a dormer on a single-family dwelling, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

1. The proposed addition, which extends an existing nonconforming structure but does not further encroach into the rear or side setbacks, is not substantially more detrimental than the existing structure is to the surrounding residential neighborhood. (§30-15 table 1 and §30-21(b))
2. The proposed dormer, which exceeds fifty percent of the story below, will not adversely affect the neighborhood, as it is sited on the rear elevation of the house and will be minimally visible to abutters. (§30-15(t)(1) and §30-24(d)(2))

PETITION NUMBER: #316-14

PETITIONERS: Kathleen Curran

LOCATION: 30 Hancock Street, Auburndale, on land known as SBL 43, 17, 17, containing approximately 13,950 square feet of land

OWNERS: Kathleen Curran

ADDRESS OF OWNER: 30 Hancock Street
Newton, MA 02466
55667 - 203

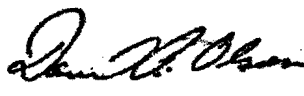
TO BE USED FOR: Single-Family Dwelling

CONSTRUCTION: Wood-framed

RECEIVED
Newton City Clerk
2014 OCT - 8 PM 1:14
David A. Olson, City Clerk
Newton, MA 02459

RECEIVED
Newton City Clerk
2015 MAR - 2 PM 1:14
David A. Olson, City Clerk
Newton, MA 02459

A True Copy
Attest



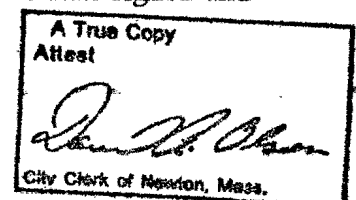
City Clerk of Newton, Mass.

EXPLANATORY NOTES: §30-15 Table 1 and §30-21(b) to allow the extension of an existing nonconforming structure; and §30-15(t)(1) to allow the construction of a dormer on the rear of the addition that exceeds the allowable fifty percent length of the story below.

ZONING: Single Residence 3

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. Plan of Land for 30 Hancock Street, Newton, MA, stamped by Bradley Simonelli, Professional Land Surveyor, dated June 10, 2014.
 - b. Site Plan for 30 Hancock Street, Newton, MA, signed and stamped by Thomas Ryder, Professional Engineer, dated July 30, 2014
 - c. A set of architectural plans, titled "Kathy Curran, 30 Hancock Street, Newton, MA," prepared by Main Street Architects, dated September 23, 2013, and includes five (5) drawings:
 - i. Existing Floor Plan, drawing EX-1;
 - ii. Existing Elevations, drawing EX-2;
 - iii. Proposed Floor Plans, drawing A-1;
 - iv. Proposed Foundation Plan, drawing A-1A; and
 - v. Proposed Elevations, drawing A-2.
2. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
 - 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 Final Inspection/Occupancy Permit for the structure covered by this Special Permit/Site Plan Approval shall be issued until the petitioner has:
 - 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.
 - 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
22 yeas 0 nays 1 absent (Alderman Johnson) 1 recused (Alderman Brousal-Glaser)

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 8, 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:



(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 10/8 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

