



2015 00171867

Bk: 66198 Pg: 522 Doc: DECIS
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#161-15

CITY OF NEWTON

IN BOARD OF ALDERMEN

September 8, 2015

RECEIVED
Newton City Clerk
2015 SEP 10 PM 2:07
DAVID A. OLSON, CMC
Newton, MA 02459

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 create a second parking stall in the front setback, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Alderman Marc Laredo:

1. Literal compliance with the parking requirements is impracticable due to the size and shape of the lot. (§30-19(m))
2. The specific site is an appropriate location for a second parking stall in the front setback. The location of the second parking stall adjacent to the existing driveway and parking stall will minimize the visual impact along the streetscape and disturbance of the existing landscaped lawn. (§30-24(d)(1))
3. There will be no nuisance or serious hazard to vehicles or pedestrians. (§30-24(d)(3))

PETITION NUMBER: #161-15

PETITIONER: William Winkler and Kathryn Kubie ✓

LOCATION: ✓ 48 Holman Road, Ward 4, on land known as SBL 43 42 88 containing approx. 7,620 sq. ft. of land

OWNER: William Winkler and Kathryn Kubie

ADDRESS OF OWNER: 48 Holman Road
Newton, MA 02466

TO BE USED FOR: Single-Family Dwelling

EXPLANATORY NOTES: §30-19(g)(1) and §30-19(m), to allow two parking stalls in the front setback.

ZONING: Single Residence 3 district

36165-356
RECEIVED
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2015 OCT 8 AM 11:15
DAVID A. OLSON, CMC
Newton, MA 02459

A True Copy
Attest
David A. Olson
City Clerk of Newton, Mass.


Approved subject to the following conditions:

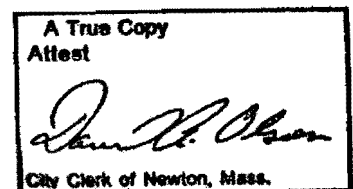
1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan Approval shall be located and constructed consistent with:
 - a. Existing Site Plan, prepared by Everett Brooks, Professional Land Surveyor, dated January 29, 2015.
 - b. Drawing of additional parking stall prepared by the petitioner.
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 use 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 Department of Inspectional Services and the Department of Planning and Development a final as-built survey plan in paper and digital format.

Under Suspension of Rules
Readings Waived and Approved
24 yeas 0 nays

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 September 10, 2015. 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 9/10/15 and that NO APPEAL to said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

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

A True Copy
Attest
David A. Olson
City Clerk of Newton, Mass.