

CITY OF NEWTON
IN CITY COUNCIL

ORDERED:

That the City Council, 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 allow dormers whose combined widths exceed the maximum allowed by right and a floor area ratio (FAR) of 0.48 where 0.42 currently exists and 0.46 is the maximum allowed as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Marc Laredo:

1. The specific site is an appropriate location for a single-family dwelling with the proposed dormers (§7.3.3.C.1);
2. The use as developed and operated will not adversely affect the neighborhood (§7.3.3.C.2);
3. There will be no nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3);
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4);
5. The dwelling's proposed increased FAR will be consistent with and not in derogation of the size, scale and design of other structures in the neighborhood as the proposed dormers will add 245 square feet of floor area to the dwelling and not alter its footprint (§3.1.9.A.2).

PETITION NUMBER: #226-17

PETITIONER: James C. Youngblood

LOCATION: 18 Meredith Avenue, on land known as Section 54, Block 45, Lot 15, containing approximately 4,443 square feet of land

OWNER: James C. Youngblood & Deborah R.C. Youngblood

ADDRESS OF OWNER: 18 Meredith Avenue
Newton, MA 02461

TO BE USED FOR: One-Family Dwelling

CONSTRUCTION: Wood frame

EXPLANATORY NOTES: Special Permit per §7.3.3 to:

- to allow an oversized dormer(§1.5.4.G.2.B)
- exceed maximum floor area ratio (FAR) (§3.1.9.A.2)

ZONING: Single Residence 2 (SR2) 1 district

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. A site plan, entitled "Site Plan, 18 Meredith Avenue, Newton, Massachusetts," signed and stamped by John R. Hamel, Professional Land Surveyor, dated July 17, 2017;
 - b. architectural Plans and Elevations, entitled Youngblood Residence, 18 Meredith Ave., Newton, MA, dated April 28, 2015, signed and stamped by Douglas E. Dick, Registered Architect, consisting of following sheets:
 - i. Zoning Information (G101);
 - ii. Zoning Drawings (G102).
 - c. a document entitled "Floor Area Work Worksheet" for 18 Meredith Avenue, Newton, MA, signed and stamped by Douglas E. Dick, Registered Architect.
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 order for the approved Special Permit/Site plan 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 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 land surveyor certifying compliance with Condition #1.
- b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a licensed land surveyor.