



2015 00092380

Bk: 65553 Pg: 14 Doc: DECIS
Page: 1 of 4 06/16/2015 02:25 PM

#65-15(2)

CITY OF NEWTON

IN BOARD OF ALDERMEN

May 18, 2015

RECEIVED
Newton City Clerk
2015 MAY 20 PM 4:48
David A. Olson, OMC
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 a SPECIAL PERMIT/SITE PLAN APPROVAL to allow construction of a two-story addition in the rear of an existing single-family dwelling, which will increase the Floor Area Ratio above the maximum allowed by right, 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 (FAR) of .41, where .36 is the maximum allowed by right and .35 exists, is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood. The existing structure is a 2½-story single-family dwelling on a lot consisting of 11,902 square feet with a gross floor area of 4,118 square feet (.35FAR). The proposed two-story addition in the rear of the dwelling will increase the gross floor area by 710 square feet (17%) to 4,828 square feet (.41 FAR), and is 543 square feet (12%) above the gross floor area allowed by right. (§30-15 Table A and §30-15(u)(2))
2. The site is an appropriate location for the proposed addition, which will expand the structure by 710 square feet and will be subordinate to the existing single-family dwelling. (§30-24(d)(1))
3. The expanded single-family dwelling as developed will not adversely affect the neighborhood, as the resulting building lot coverage will be below the maximum allowed and the proposed open space will exceed the minimum required by the Newton Zoning Ordinance. (§30-24(d)(2))

PETITION NUMBER: #65-15(2)

PETITIONER: Thomas C. Chalmers of Austin Design, Inc.

LOCATION: 20 KINGSTON ROAD, on land known as Section 54, Block 21, Lot 10, containing approximately 11,902 sf of land

OWNER: Neal P. and Kathleen Kenslea Trust and
20 Kingston Road Realty Trust
53148 - 242

RECEIVED
Newton City Clerk
2015 JUN 16 PM 3:09
David A. Olson, OMC
Newton, MA 02459

Ref. v

OWNER Neal P Kenslea TR
Kathleen Kenslea TR

A True Copy
Attest

City Clerk of Newton, Mass.

ADDRESS OF OWNER: 20 Kingston Road
Newton, MA 02461

TO BE USED FOR: Single-Family Residence

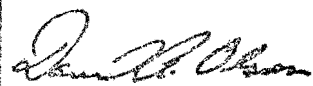
CONSTRUCTION: Wood-framed Construction

EXPLANATORY NOTES: §30-15 Table A and §30-15(u)(2), to exceed the allowable FAR;

ZONING: Single Residence 2 district

Approved subject to the following conditions:

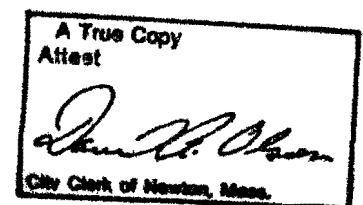
1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this Special Permit/Site Plan Approval shall be located and constructed consistent with:
 - a. Site Plan titled "Plan of Land in Newton, MA for 20 Kingston Road Proposed Additions," prepared, signed and stamped Bruce Bradford, Professional Land Surveyor, dated October 14, 2014.
 - b. Area Plan, title "Plan of Land in Newton, MA for 20 Kingston Road Proposed Alterations," prepared, signed, and stamped by Bruce Bradford, Professional Land Surveyor, dated October 14, 2014.
 - c. Architectural Plan Set, titled "Kenslea Residence Additions and Renovations for 20 Kingston Road, Newton, MA," prepared by Austin Design, Inc., signed and stamped by July 24, 2014 and revised on August 13, 2014. Consisting of the following fifteen (15) sheets:
 - i. Cover;
 - ii. Notes & Schedules (Sheet 1.1);
 - iii. Site (Sheet 2.1);
 - iv. Foundation Plan (Sheet 3.0);
 - v. Basement Plans (Sheet 3.1);
 - vi. 1st Floor Plan (Sheet 3.2);
 - vii. 2nd & 3rd Floor Plans (Sheet 3.3);
 - viii. North Exterior Elevation (Sheet 4.1);
 - ix. East Exterior Elevation (Sheet 4.2);
 - x. South Exterior Elevation (Sheet 4.3);
 - xi. Building Section (Sheet 5.1);
 - xii. Basement & 1st Floor Framing Plans (Sheet 6.1);
 - xiii. Roof & Roof Deck Framing Plans (Sheet 6.2);
 - xiv. Interior Elevations (Sheet 8.1); and
 - xv. Basement & 1st Floor Lighting & Mech. Plans (Sheet 10.1).
 - d. Engineering Plan Set, titled "Project No. KZ139-1 addition and Deck Design for 20 Kinston Road, Newton, MA," prepared by Davidson Engineering, Inc., signed and stamped by [Signature], dated [Date], and

Attest

City Clerk of Newton, Mass.

stamped by Marvin Davidson, Professional Engineer, dated June 19, 2014. Consisting of the following sixteen (16) sheets:

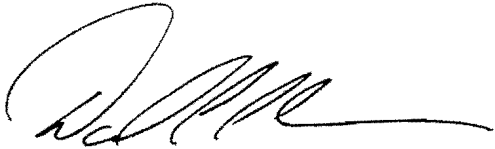
- i. Cover;
 - ii. Proposed Grading Plan (Sheet S1);
 - iii. Proposed Foundation Plan (Sheet S2);
 - iv. Proposed Framing Plan (Sheet S3);
 - v. Sections A and A1 (at driveway and property line) (Sheet S4);
 - vi. Section B (at Addition) (Sheet S5);
 - vii. Helicol Pile Design (Sheet S6);
 - viii. Sections and Details (1 of 5) (Sheet S7);
 - ix. Sections and Details (2 of 5) (Sheet S8);
 - x. Sections and Details (3 of 5) (Sheet S9);
 - xi. Sections and Details (4 of 5) (Sheet S10);
 - xii. Sections and Details (5 of 5) (Sheet S11);
 - xiii. Notes and Specifications (1 of 2) (Sheet S12);
 - xiv. Notes and Specifications (2 of 2) (Sheet S13);
 - xv. Bollard Specifications (Sheet R1); and
 - xvi. Keystone Wall Details (Sheet R2).
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 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 and/or Occupancy Permit for the portion of the building 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.
 - c. Obtained a written statement from the Planning Department that confirms the project has been constructed according to the approved plans under Condition #1.

Under Suspension of Rules
Readings Waived and Approved
20 yeas 0 nays 4 absent (Aldermen Albright, Blazar, Leary, and Sangiolo)



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 May 20, 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.

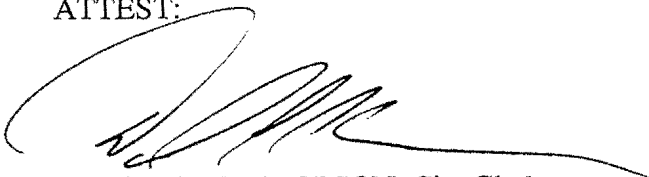
ATTEST:




(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 5/20 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

A True Copy
Attest

City Clerk of Newton, Mass.