

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 waive two parking stalls, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The specific site is an appropriate location for the proposed waiver of two parking stalls due to its location in the Nonantum village center. (§7.3.3.C.1)
2. The proposed waiver of two parking stalls will not adversely affect the neighborhood due to the short-term parking needs of the use and flexible operations. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians because the site is located in a walkable village center. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved due to its location in a village center. (§7.3.3.C.4)
5. Literal compliance with the required number of stalls is impracticable due to the size of the site. (§5.1.3.E; §5.1.4; §5.1.13)

PETITION NUMBER: #295-21

PETITIONER: Timothy Dreher

ADDRESS OF PETITIONER: 55 Knollwood Lane
Wayland, MA 01778

LOCATION: 405-411 Watertown Street, Newton, Section 14, Block 08,
Lot 1, containing approximately 3,871 square feet of land

OWNER: Village Bank

ADDRESS OF OWNER: 413 Watertown Street, Newton, MA 2458

TO BE USED FOR: Medical Office

CONSTRUCTION: Interior renovations only

EXPLANATORY NOTES: Special permit to waive two parking stalls (§5.1.3.B, §5.14, and §7.3.3)

ZONING: Business 2

1. No Building Permit or Occupancy Permit shall be issued pursuant to this special permit/site plan approval until the petitioner has:
 - 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 Order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
2. The parking waiver of two parking stalls shall only apply to the medical office use, any change in use which requires the two stalls waived by this Order shall require an amendment to this Council Order.