

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the 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 a SPECIAL PERMIT/SITE PLAN APPROVAL to vertically extend two nonconforming front setbacks as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Richard Lipof:

1. The proposed vertical extensions of the two existing front setback nonconformities would not be substantially more detrimental than the existing nonconforming use to the neighborhood as the resulting structure will be similar in size and scale to the existing structures in the surrounding neighborhood. (§3.2.3, §7.8.2.C.2)

PETITION NUMBER: #157-22

PETITIONER: Venkatesa Ravi

LOCATION: 4 Clarendon Street, Section 22, Block 9, Lot 1, containing approximately 5,823 square feet of land

OWNER: Venkatesa Ravi

ADDRESS OF OWNER: 4 Clarendon Street  
Newton, MA 02460

TO BE USED FOR: Single-Family Residence

CONSTRUCTION: Wood Frame

EXPLANATORY NOTES: Special Permit pursuant to §3.2.3 and §7.8.2.C.2 to extend two nonconforming front setbacks

ZONING: Multi Residence 1 (MR1)

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 the following plans:
  - a. a site plan entitled "Plan of Land in Newton, MA, 4 Clarendon Street, Proposed Additions," prepared by Everett M. Brooks Co., dated November 17, 2021, as revised through December 22, 2021, signed and stamped by Bruce Bradford, Professional Land Surveyor on December 22, 2021
  - b. a set of architectural drawings entitled "Vaidialingam Residence, 4 Clarendon Street, Newtonville, MA 02460," Henry Finch, Architect, dated August 16, 2021, signed and stamped by Henry Finch, Registered Architect, consisting of the following sheets:
    - i. Basement Plan (A1-0)
    - ii. 1<sup>st</sup> Floor Plan (A1-1)
    - iii. 2<sup>nd</sup> Floor Plan (A1-2)
    - iv. Attic Plan (A1-3)
    - v. Roof Plan (A1-4)
    - vi. Elevation West (A2-1)
    - vii. Elevation South (A2-2)
    - viii. Elevation East (A2-3)
    - ix. Elevation North (A2-4)
    - x. Building Section Study (A3-1)
    - xi. Site Plan- Proposed (L-2)
    - xii. Proposed Foundation Plan (S-1))
  - c. A document entitled "Floor Area Worksheet- 4 Clarendon Street, Newtonville MA 02460," indicating a proposed total gross floor area of 3,129square feet and a proposed FAR of 0.527
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 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.
  - 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 buildings 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 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.