

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 further increase the nonconforming building height, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The proposed increase in nonconforming building height is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the principal roof line is not increasing. (§3.1.9, §3.1.3 and §7.8.2.C.2)

PETITION NUMBER: #393-22

PETITIONER: Jing Zhang

LOCATION: 1 Ridge Road, Section 55, Block 36, Lot 1, containing approximately 15,000 square feet

OWNERS: Yan Yan

ADDRESS OF OWNERS: 1 Ridge Road
Newton, MA 02468

TO BE USED FOR: Residential

CONSTRUCTION: Wood frame

EXPLANATORY NOTES: Special permit pursuant to §7.8.2.C.2, §3.1.3 to further increase the nonconforming building height

ZONING: SR-2

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. Floor plans and elevations, signed and stamped by Xiaoying Chen, architect, dated 3/15/2020
 - i. Proposed Roof Deck Plan, A-104
 - ii. North Exterior Elevation, A-201
 - iii. South Exterior Elevation, A-202
 - iv. East Exterior Elevation, A-203
 - v. West Exterior Elevation, A-204
 - b. Plot Plan of Land, signed and stamped by Paul Finocchio, Professional Land Surveyor and John D. Sullivan, Professional Engineer, dated 1/18/2020, revised 1/24/2020, 5/26/2021, 9/7/2021, 11/3/2021, 1/10/2022, 2/25/2022, 7/6/2022, 7/15/2022
2. Prior to the issuance of any building permit, the petitioner shall provide a final site plan for review and approval by the Department of Planning and Development, Engineering Division of Public Works.
3. 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.
4. 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 an architect or land surveyor certifying compliance with Condition #1 as well as the as-built floor area ratio of the structure.
 - 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 professional land surveyor.
 - c. Filed with the Clerk of the Council, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer

certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.