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#478-14

CITY OF NEWTON

IN BOARD OF ALDERMEN

January 20, 2015

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 extend a structure that is nonconforming in regard to the Floor Area Ratio, to construct a two-story addition and attached garage on the existing structure, 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 .45, where .35 is the maximum allowed by right and .39 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 13,238 square feet with a gross floor area of 5,189 square feet (.39 FAR). The proposed two-story addition and attached garage will increase the gross floor area by approximately 734 square feet (14%) to 5,923 square feet (.45 FAR). (§30-15 Table A and §30-15(u)(2))
2. The proposed addition, which will consist of a modest increase to the structure's footprint and will move the garage farther away from the side and rear property lines and closer to the single-family dwelling, will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§30-21(b))
3. The site is an appropriate location for the proposed addition, and the amount of open space exceeds the minimum required by the Newton Zoning Ordinance. (§30-24(d)(1))

PETITION NUMBER: #478-14

PETITIONER: James B. Corsi / Corsi Realty LLC

LOCATION: 1004 Centre Street on land known as SBL 73, 49, 1 containing a total of 13,238 square feet of land

OWNER: Corsi Realty LLC
64368 - 430

2015 JAN 20 11:48 AM
 RECEIVED
 NEWTON CIVIC CENTER
 2015 MAR 6 PM 3:49
 David A. Olson, Clerk
 Newton, MA 02459

A True Copy
 Attest

 City Clerk of Newton, Mass.

ADDRESS OF OWNER: 10 Rossi Lane
Ashland, MA 01721

TO BE USED FOR: Single-Family Residence

CONSTRUCTION: Wood

EXPLANATORY NOTES: §30-15(u)(2), 30-15 Table A, and 30-21(b) to increase the Floor Area Ratio from .39 to .45, where .35 is the maximum allowed by right

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. Proposed Site Plan, prepared by VTP Associates, Inc., signed and stamped by Joseph R. Porter, Professional Land Surveyor, dated October 30, 2014.
 - b. Architectural Plans, prepared by kas I kripper architecture studio, Inc., consisting of the following fourteen (14) sheets:
 - i. Existing and Proposed Site Plan, Sheet A0.0, dated October 28, 2014
 - ii. Existing First Floor Plan, Sheet E1.1, dated October 28, 2014
 - iii. Existing Second Floor Plan, Sheet E1.2, dated October 28, 2014
 - iv. Existing Front Elevation, Sheet E3.1, dated October 28, 2014
 - v. Existing Side Elevation, Sheet E3.2, dated October 28, 2014
 - vi. Existing Rear Elevation, Sheet E3.3, dated October 28, 2014
 - vii. Existing Side Elevation, Sheet E3.4, dated October 28, 2014
 - viii. First Floor Demolition Plan, Sheet D1.1, dated October 28, 2014
 - ix. Proposed First Floor Plan, Sheet A1.1, dated December 2, 2014
 - x. Proposed Second Floor Plan, Sheet A1.2, dated December 2, 2014
 - xi. Proposed Front Elevation, Sheet A3.1, dated December 2, 2014
 - xii. Proposed Side Elevation, Sheet A3.2, dated December 2, 2014
 - xiii. Proposed Rear Elevation, Sheet A3.3, dated December 2, 2014
 - xiv. Proposed Side Elevation, Sheet A3.4, dated October 28, 2014
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 for the approved Special Permit/Site Plan Approval with the Registry of Deeds for the Southern District of Middlesex County.

A True Copy
Attest

City Clerk of Newton, Mass.

- 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.

Under Suspension of Rules

Readings Waived and Approved

20 yeas 0 nays 4 absent (Aldermen Baker, Cote, Gentile, 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 January 29, 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 1/29 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

