



CITY OF NEWTON

IN BOARD OF ALDERMEN

March 16, 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 the following SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE/USE in order to construct a 2½-story addition to the rear of an existing single-family dwelling in a Business 1 District as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Alderman Marc Laredo:

1. The proposed 2½-story addition, which will extend an existing nonconforming 2½-story structure, will not be substantially more detrimental than the existing nonconforming structure is to the surrounding neighborhood. (§30-15, Table 3 and §30-21(b))
2. The extension of the existing nonconforming residential use will not be substantially more detrimental than the existing nonconforming structure is to the surrounding neighborhood. (§30-15, Table 3 and §30-21(b))
3. The site is an appropriate location for the proposed addition. (§30-24(d)(1))

PETITION NUMBER: #37-15

PETITIONER: Karl Svartstrom

LOCATION: 49 Crafts Street, Ward 1, on land known as SBL 14, 20, 3, containing approximately 6,416 sq. ft. of land

OWNER: Karl and Andrea Svartstrom

ADDRESS OF OWNER: 49 Crafts Street - 56489-496
Newton, MA 02458

TO BE USED FOR: Single-Family Dwelling

CONSTRUCTION: Wood Frame

A True Copy
Attest

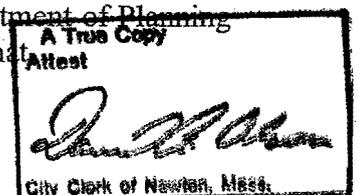
City Clerk of Newton, Mass.

EXPLANATORY NOTES: §30-15, Table 3 and §30-21(b), to extend a nonconforming structure with regard to number of stories; and §30-21(b), to extend a nonconforming single-family residential use in a Business 1 district.

ZONING: Business 1 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) Plot Plan titled "Existing House - 49 Crafts Street, Newton, MA," signed and stamped by Frank Iebba, Professional Land Surveyor, dated April 28, 2014.
 - b) Plot Plan titled "Proposed Addition - 49 Crafts Street, Newton, MA," signed and stamped by Frank Iebba, Professional Land Surveyor, dated April 28, 2014 and revised on September 1, 2014 and October 17, 2014.
 - c) Architectural Plan Set, prepared, signed and stamped by Ronald Jarek, Registered Architect, dated October 30, 2014, consisting of the following six (6) sheets:
 - i. Title Sheet, Notes & Legend, sheet A-1;
 - ii. Proposed Floor Plans, Notes & Materials, sheet A-2;
 - iii. Proposed Elevations, sheet A-3;
 - iv. Existing Elevations, sheet A-4;
 - v. Proposed Building Section and Framing Plans, sheet A-5; and
 - vi. Proposed Wall Section and Details, sheet A-6.
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 Occupancy Permit/Final Inspection 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 Department of Inspectional Services, and the Department of Planning and Development a final as-built survey plan in paper and digital format.



- d) Obtained a written statement from the Planning Department that confirms the project has been completed in accordance with plans approved in Condition #1.

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Alderman 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 March 18, 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 3/15 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

