

CITY OF NEWTON  
IN CITY COUNCIL

November 7, 2016

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 allow an addition increasing the number of stories to 3, where 2.5 is the maximum allowed by right, as recommended by the Land Use Committee for the reasons given by the Committee, through its Chairman, Councilor Marc Laredo:

1. The site is an appropriate location for the proposed third story as the site is located on a hillside thereby constraining additions to the side and rear of the structure. (§7.3.3.C.1)
2. The proposed addition which increases the number of stories to 3, where 2.5 is the maximum allowed by-right, will not adversely affect the neighborhood because
  - a. The neighborhood already contains several three story dwellings due to the topography of the area.
  - b. The topography of the site is such that the basement, which is not used as habitable space, is classified as a story.
  - c. The proposed addition will preserve the existing setbacks and comply with all remaining dimensional controls, including height.

(§1.5.4.D, §1.5.4.E, §1.5.4.F, §3.1.3 and §7.3.3.C.2)

PETITION NUMBER: #313-16

PETITIONERS: Richard Bliss and Christine Murphy

LOCATION: 84 Roundwood Road, on land known as Section 51, Block 15, Lot 43, containing approximately 12,150 square feet of land

OWNERS: Richard Bliss and Christine Murphy

ADDRESS OF OWNER: 84 Roundwood Road  
Newton, MA 02464

TO BE USED FOR: Single Family Dwelling

CONSTRUCTION: Wood frame

EXPLANATORY NOTES: §1.5.4.D, §1.5.4.E, §1.5.4.F, and §3.1.3, to allow a dwelling with three stories

ZONING: Single Residence 3 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. Site Plan, Proposed Conditions, signed and stamped by Richard W. Reid Junior, Professional Land Surveyor, dated 7/14/2016
  - b. Architectural Plans and Elevations, signed and stamped by Alex A. Svirsky, Architect, A1.1 and A1.2 dated 7/27/2016
2. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:
  - 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. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division approving the final site plan.
  - d. 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/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:
  - 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 land surveyor certifying compliance with Condition #1, including the as built FAR 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 licensed land surveyor.

- c. Filed with the Clerk of the Board, the Department of Inspectional Services and the Department of Planning and Development a statement by the City Engineer certifying that improvements authorized by this Board Order have been constructed to the standards of the City of Newton Engineering Department.