

Bk: 41401 Pg: 594
Recorded: 11/10/2003
Document: 00001170 Page: 1 of 6

JB

#206-03

CITY OF NEWTON

IN BOARD OF ALDERMEN

September 2, 2003

2003 SEP -4 PM 12: 21
CITY CLERK
NEWTON, MA. 02459

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action 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, hereby grants the following **SPECIAL PERMIT TO RESUBDIVIDE TWO LOTS AND MEASURE THE FRONTAGE OF ONE NEW LOT ALONG THE REAR OF THE OTHER NEW LOT and SITE PLAN APPROVAL** in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the public convenience and welfare will be served through the reconfiguration of the two lots because:
 - a. The two new lots will be more usable for two new single-family residences;
 - b. A new unit of housing will be created on the new rear lot that will be compatible in scale and massing with the existing Valley Spring Road neighborhood;
 - c. The new house on Kenrick Street will replace an older house that is in need of repair;
 - d. The two new residences have been engineered with systems which will improve on-site drainage;
 - e. The existing sidewalk adjacent to the lot on Kenrick Street will be improved; and
 - f. The new rear lot will have direct vehicular access onto Valley Spring Road, which will eliminate the need for an additional curbcut on Kenrick Street.

11/10/03 PLAN NUMBER: 00001149

SEE PLAN IN RECORD BOOK PAGE

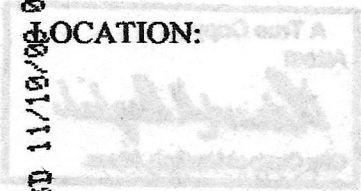
91.00

1170

PETITION NUMBER: #206-03

PETITIONER: Thomas McDonagh and Andrew Gordon

LOCATION: 294 Kenrick Street, Ward 7, Newton, on land known as Section 72, Block 39, Lots 10 and 11, containing approximately 39,241 square feet of land



A True Copy
Attest
Richard H. Bayliss

32879-198

APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

DATE _____

Clerk - Planning Board
Acting as a Board of Survey

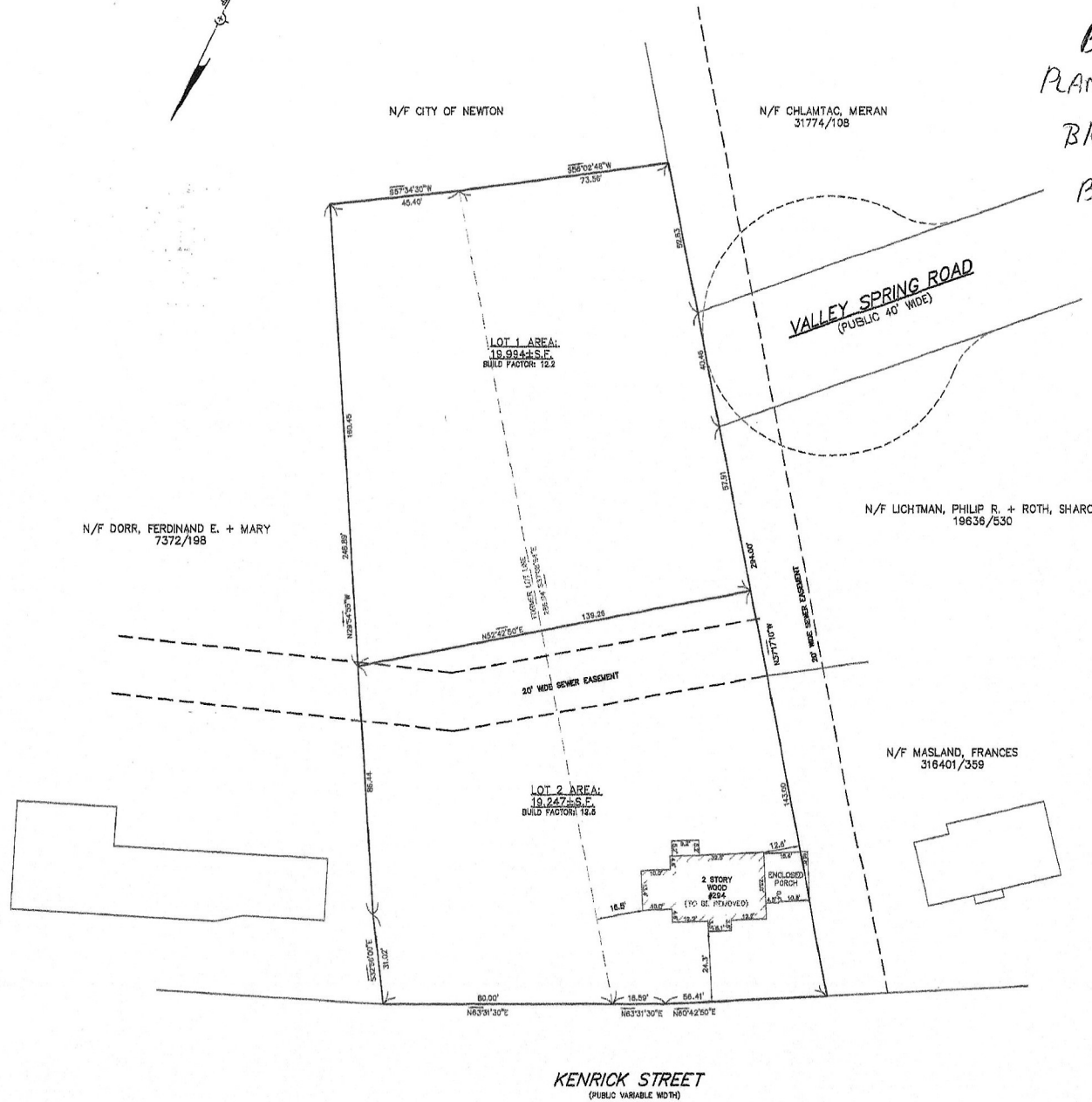
THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.
SEE BOARD OF ALDERMAN ORDER # 208-03

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

[Signature]
JAMES J. ABEL
10/7/03
DATE



BK 6583-59
PLAN BK 413 PLAN 87
BK 8574 4419
BK " 456



0 10 20 40 60
SCALE: 1" = 20'

1149