



Land Use Committee Agenda

City of Newton In City Council

Tuesday, August 22, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, August 22, 2023 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link <https://newtonma-gov.zoom.us/j/86751495677> or call 1-646-558-8656 and use the following Meeting ID: 867 5149 5677

Submitted documents for each petition can be viewed via the digital hyperlink following the item below

- #259-23** **Request for a special permit to reduce required lot area by 5% at 52 Sharpe Road**
EDWARD AND LANA LUKATSKY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for a 5% reduction in the lot area requirement at 52 Sharpe Road, Ward 8, Newton Centre, on land known as Section 81 Block 11 Lot 15, containing approximately 14,351 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 3.1.3, 7.8.4.E of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[52 Sharpe Road- Petition Documents](#)
- #264-23** **Request to amend the site plan associated with Special Permit #179-15 at 1349 Centre Street**
MYRTHA CHANG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the site plan associated with the special permit to reflect additional paving on site at 1349 Centre Street, Ward 6, Newton Centre, on land known as Section 51 Block 04 Lot 03, containing approximately 10,579 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec. 7.3.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[1349 Centre Street- Petition Documents](#)

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

- #266-23 Request to allow parking in the front setback at 89-91 Crafts Street**
MAYA SERHAL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand the existing parking area on the southeastern lot line, resulting in three vehicles within the front setback at 89-91 Crafts Street, Ward 1, Newton, on land known as Section 14 Block 17 Lot 22, containing approximately 8,346 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[89-91 Crafts Street- Petition Documents](#)
- #262-23 Request to waive the separation requirement for a historic detached accessory apartment, to further extend nonconforming height and footprint and to exceed FAR at 193 Lake Avenue**
ROBERT AND LAURA KAY HUGHES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to renovate and expand the detached accessory building for use as an accessory apartment with dimensional waivers at 193 Lake Avenue, Ward 6, Newton Highlands, on land known as Section 52 Block 17 Lot 05, containing approximately 26,818 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 6.7.1.E.7.B, 3.4.3.A.3, 3.4.3.A.4, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[193 Lake Avenue- Petition Documents](#)
- #263-23 Request to change from a nonconforming two-family dwelling use to two single-family dwellings on one lot at 373 Lexington Street**
JON HOLLINGSWORTH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing nonconforming two-family dwelling into a single-family dwelling and to convert the accessory building into a second single-family dwelling where the City Council determines the dimensional controls at 373 Lexington Street, Ward 4, Auburndale, on land known as Section 41 Block 17 Lot 12, containing approximately 10,030 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 3.4.1, 7.8.2.C.2, 3.1.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[373 Lexington Street- Petition Documents](#)
- #265-23 Request to extend a nonconforming residential use to allow a 3-unit multi-family dwelling, to extend nonconforming front, side and rear setbacks, to allow up to 36 feet in height, and waivers for parking at 43 Crafts Street**
KOSHER K LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct a three- story, three-unit multi-family dwelling with surface parking for three vehicles at 43 Crafts Street, Ward 1, Newton, on land known as Section 14 Block 23 Lot 11, containing approximately 1,789 sq. ft. of land in a district zoned MANUFACTURING. Ref: Sec. 7.3.3, 4.4.1, 7.8.2.C.2, 4.3.3, 5.1.4, 5.1.13, 5.1.8.B.1, 5.1.8.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
[43 Crafts Street- Petition Documents](#)

Respectfully Submitted,

Richard A. Lipof, Chair