



CITY OF NEWTON, MASSACHUSETTS

City Hall

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www.newtonma.gov

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

Brenda Belsanti, Zoning Board Clerk

The Zoning Board of Appeals will hold a public hearing on Wednesday, September 13, 2023 at 7:00 pm. This is a hybrid meeting that will take place in the City Council Chamber (Room 207) and virtually via ZOOM. To view and participate in this meeting using Zoom, click this link: <https://newtonma.gov.zoom.us/j/88682721510> or +13017158592,, 886 8272 1510#

AGENDA

09/13/23

A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, September 13, 2023 at 7:00 p.m. on the following petitions:

1. **#09-22** Northland 160 Charlemont, LLC, requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a nine-story mixed-use development with 410 residential units and approximately 10,689 square feet of ground floor commercial space on 6.98 acres of land located at 160 Charlemont Street and 56 Christina Street in the Mixed Use 1 Zoning District. The proposal includes 103 affordable units and 486 parking stalls.

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in Newton City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/zoning-board-of-appeals/-fsiteid-1#!/>

2. **#07-23** Leonard and Lisa Wolin of 409 Crafts Street, Newton, requesting a variance from Sections 3.1.3 and 3.4.3.A.1 of the Newton Zoning Ordinance to reduce the front setback requirement to 5 feet to construct a detached garage. The subject property is located at 409 Crafts Street within a Single-Residence 3 (SR-3) zoning district and consists of a 10,215 square foot lot.
3. **#08-23** 41 TusNua LLC, requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a 16-unit residential development on a 25,902 square foot lot located at 41 Washington Street within a Single-Residence 3 (SR-3) zoning district. The proposed development would consist of reconfiguring the existing dwelling and constructing an addition. The proposal includes 4 affordable units.

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in Newton City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/development-review/high-interest-projects/41-washington-street/-fsiteid-1#!/>

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks

for ASL or CART) of the meeting/event: 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.