



Land Use Committee Agenda

City of Newton In City Council

Tuesday, October 17, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, October 17, 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/81741508075> or call 1-646-558-8656 and use the following Meeting ID: 817 4150 8075

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

Note: *The Committee will review a request for a consistency ruling for 80 Highland Avenue. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services to alter the front setback for a detached accessory structure. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*

Note: *The Committee will review a request for a consistency ruling for 1198 Chestnut Street. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services to allow a change to the approved elevations to allow a rear facing, third-story balcony. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*

#316-23 Request to further extend nonconforming FAR at 211 Dorset Road

SCOTT PRUSHIK AND KEREN LADIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a one-story addition in the footprint of a rear deck which will further extend the nonconforming FAR at 211 Dorset Road, Ward 5, Waban, on land known as Section 55 Block 10 Lot 24, containing approximately 12,070 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9. 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

211 Dorset Road Documents- <https://newtonma.viewpointcloud.com/records/800922>

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.

#242-23 Request to allow parking in the front setback and within five feet of the front lot line at 97 Waban Hill Road North

KEVIN BARRY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second driveway on the eastern lot line, resulting in two vehicles within the front setback at 97 Waban Hill Road North, Ward 7, Chestnut Hill, on land known as Section 63 Block 04 Lot 26, containing approximately 6,887 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 5-0; Public Hearing Opened on 08/08/23

97 Waban Hill Road North Documents-

<https://newtonma.viewpointcloud.com/records/796184>

#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.

Land Use Held 8-0; Public Hearing Opened on 08/22/23

373 Lexington Street Documents- <https://newtonma.viewpointcloud.com/records/796829>

#318-23 Request to allow three single-family attached dwellings at 0 Jewett Place and 15-17 Jewett Place

NAZZARENO AND LETIZIA DELICATA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing dwelling and construct three single-family attached dwellings at 0 Jewett Place and 15-17 Jewett Place, Ward 1, Newton, on land known as Section 11 Block 25 Lots 10 and 11, containing approximately 13,300 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.4.2.B, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

0 Jewett Place and 15-27 Jewett Place Documents-

<https://newtonma.viewpointcloud.com/records/802137>

#317-23 Request to allow six single-family attached dwellings in three buildings at 280 Nevada Street

280 Nevada LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish the existing dwelling and construct six single-family attached dwellings in three separate structures at 280 Nevada Street, Ward 1, Newtonville, on land known as Section 14 Block 08 Lot 12, containing approximately 29,550 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.1.8.A.1, 5.1.13, 5.1.8.C, 5.1.9, 5.1.10.A, 5.4.2.B, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

280 Nevada Street - <https://newtonma.viewpointcloud.com/records/803291>

Respectfully Submitted,

Richard A. Lipof, Chair