



Land Use Committee Agenda

City of Newton In City Council

Tuesday, November 21, 2023

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, November 21, 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/86756016089> or call 1-646-558-8656 and use the following Meeting ID: 867 5601 6089

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 73-75 Ripley Street. Special Permit approved symmetrical additions which reconfigured the roof to both sides of the structure. The petitioner is seeking a consistency ruling from the Commissioner of Inspectional Services to allow the modifications only for one unit, resulting in an asymmetrical front elevation. The Commissioner is seeking the opinion of the Land Use Committee on the matter.*

#338-23 Request to exceed FAR at 538 Ward Street

GRACE AND SCOTT OFFEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze a portion of the existing dwelling and construct two-story additions to the front, side and rear of the structure, exceeding maximum FAR at 538 Ward Street, Ward 2, Newton Centre, on land known as Section 13 Block 32 Lot 05, containing approximately 16,575 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

538 Ward Street Documents- <https://newtonma.viewpointcloud.com/records/804713>

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.

- #340-23 Request to allow indoor vehicle sales and service at 32 Needham Street**
SAFI BARQAWI AND STUART SMITH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to introduce vehicle sales in a 2,486 square foot indoor space formerly occupied by a retail showroom at 32 Needham Street, Ward 8, Newton Highlands, on land known as Section 83 Block 11 Lot 14, containing approximately 14,865 sq. ft. of land in a district zoned MIXED USE 2. Ref: Sec. 7.3.3, 4.4.1, 6.4.36 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
32 Needham Street Documents- <https://newtonma.viewpointcloud.com/records/807725>
- #339-23 Request to amend the site plans associated with Special Permits #480-14(4) and #327-21 and associated relief relative to parking at 283 Melrose Street**
TURTLE LANE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend the site plans associated with special permits #480-14(4) and #327-21 to reflect changes to the configurations of the buildings and paved areas and to waive certain associated parking and screening dimensional requirements at 283 Melrose Street, Ward 4, Auburndale, on land known as Section 41 Block 14 Lot 10, containing approximately 43,773 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 5.1.8.A.2, 5.1.13, 5.1.8.B.2, 5.1.8.D.1, 5.1.8.D.2, 5.1.9.A, 5.1.11 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
283 Melrose Street Documents- <https://newtonma.viewpointcloud.com/records/805903>
- #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>

Respectfully Submitted,

Richard A. Lipof, Chair