



Land Use Committee Agenda

City of Newton In City Council

Tuesday, February 5, 2019

7:00 PM
Chamber

- #38-19** **Special Permit Petition to allow increased FAR at 11 Village Circle**
ALEXANDER GENIN AND VERONICA TUROVSKY GENIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the habitable space above an existing attached garage, creating an FAR of .36 where .34 is allowed and .34 exists at 11 Village Circle, Ward 8, Newton Centre, on land known as Section 81 Block 03 Lot 09, containing approximately 14,498 sq. ft. of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #36-19** **Special Permit to parking waivers for a day care at 1440-1450 Washington Street**
HAPPY MUNCHKINS DAY SCHOOL, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive 15 parking stalls, to waive perimeter landscaping requirements of an outdoor play area and to waive perimeter landscaping requirements of a parking facility associated with a day care center in a residential zone to support the proposed day care at 1440-1450 Washington Street, Ward 3, West Newton, on land known as Section 32 Block 14 Lots 13-14, containing approximately 41,051 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3, 7.4, 7.5, 6.3.4.3, 5.1.4, 5.1.13, 6.3.4.B.3.b, 6.3.4.B.3.a, 5.1.9, Dover Waiver of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #37-19** **Special Permit Petition to allow a hotel use at 1170-1176 Walnut Street**
STAS GAVROVSKY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing 2.5 story structure into an eight-bedroom hotel with a ground floor restaurant at 1170-1176 Walnut Street, Ward 6, Newton Highlands, on land known as Section 52 Block 38 Lot 16, containing approximately 4,624 sq. ft. of land in a district zoned BUSINESS USE 2. Ref 7.3.3, 7.4, 4.4.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #623-18** **Special Permit Petition to allow multi-family dwelling at 20-22 Circuit Avenue**
ARTHUR KALOTKIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert a two-family dwelling into a three-unit multi-family dwelling by converting the existing attic space, allow parking within 5' of residential dwelling units, to waive the minimum aisle width requirements, to waive driveway width, and to waive lighting requirements at 20-22 Circuit Avenue, Ward 5, Newton Highlands, on land known as Section 51 Block 20 Lot 39, containing

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.

approximately 12,353 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3., 7.4, 3.4.1, 5.1.8.A.2, 5.1.13, 5.1.8.C.2, 5.1.8.C.2, 5.1.10.A, 5.1.8.D.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

8:00 PM

Or Later

#483-18

Petition to allow 20-unit multi-family dwelling at 182-184 & 166 California Street

LA&CA, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow the expansion of a nonconforming multi-family dwelling use by constructing a three-story multi-family development 32.6' in height in a manufacturing district with greater than 20,000 sq. ft. new gross floor area, allowing a nonconforming front setback, to allow a reduction of the requirement for parking to 1.25 stalls per unit, to waive maneuvering space for restricted parking stalls, to allow tandem parking and to allow retaining walls greater than four feet in height in the setback in Ward 1, Newton, at 182-184 California Street (Section 11 Block 12 Lot 12) and 166 California Street (Section 11 Block 12 Lot 13), containing approximately 18,121 sq. ft. of land in a district zoned MANUFACTURING. Ref: 7.3, 7.4, 4.4.1, 7.8.2.2, 4.3.2.B.1, 4.3.3, 7.8.2.C.2, 4.3.2.B.3, 5.1.4, 5.1.8.B.6, 5.1.13, 5.1.8.E.1, 5.4.2 of the City of Newton Rev Zoning Ord, 2017.

#53-19

Class 2 Auto Dealers License

Sonoma Classics, LLC
1215 Chestnut Street
Newton, MA. 02465

Respectfully Submitted,

Greg Schwartz, Chair