



# Land Use Committee Agenda

## City of Newton In City Council

Tuesday, May 7, 2019

**7:00 PM**  
**Chamber**

**Request for a Consistency Ruling relative to 360 Ward Street as it relates to Special Permit Council Order #99-16.** Requesting an amendment to the site plan to allow modifications to the approved landscaping plan.

**#88-19      Petition to allow a rear-lot subdivision at 41 Washington Street**

JANE O'CONNOR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision to create two lots, abandon the two-family use in the existing structure and creating a second single-family on the rear lot, extending the existing non-conforming side setback at 41 Washington Street, Ward 1, Newton, on land known as Section 71 Block 29 Lot 07, containing approximately 25,964 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3, 7.4, 3.5, 3.1.10, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#125-19      Special Permit Petition to increase non-conforming FAR at 85 Gate House Road**

HILARY GROVE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to add five dormers to existing attic space, increasing the non-conforming FAR to .37 where .27 exists and .36 is allowed at 85 Gate House Road, Ward 7, Chestnut Hill, on land known as Section 63 Block 27 Lot 16, containing approximately 22,152 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#397-18(2)      Petition to amend Council Order #397-18 at 47 Rokeby Road**

DARBY AND RANDI LEIGH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Council Order #397-18 to modify the approved site plan to allow for a paved driveway at 47 Rokeby Road, Ward 5, Waban, on land known as Section 55 Block 39 Lot 29, containing approximately 9,280 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**7:30 PM**  
**Or Later**

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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](mailto: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.

**#123-19**      **Petition to establish accessory apartment at 35 Cherry Street**  
SWAATHI JOSEPH AND SUNEETH JOHN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to ALLOW AN ACCESSORY APARTMENT in existing space in a dwelling constructed less than four years ago at 35 Cherry Street, Ward 3, West Newton, on land known as Section 34 Block 37 Lot 86, containing approximately 7,575 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 6.7.1.C.5 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#124-19**      **Petition to extend non-conforming three-story structure at 150 Collins Road**  
SARAH AND ROBERT BUCKLEY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish a portion of the rear dwelling and construct a new rear addition and two-car attached garage, extending the non-conforming 3.5-story structure at 150 Collins Road, Ward 5, Waban, on land known as Section 55 Block 48 Lot 17, containing approximately 22,619 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 1.5.4.B, 1.5.4.C, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

**8:00 PM**  
**Or Later**

**#138-19**      **Petition to amend Special Permit to allow paved parking area at 206 Waltham Street**  
SCANDINAVIAN CHARITABLE SOCIETY OF GREATER BOSTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #61-91 to modify the site plan to allow paving of a parking area at the front of the site at 206 Waltham Street, Ward 3, West Newton, on land known as Section 31 Block 28 Lot 80, containing approximately 125,512 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**#139-19**      **Special Permit to extend nonconforming side and rear setbacks at 11 Avon Place**  
RUI GUAN ZHANG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition to the front of the house and raise the roof to create 2.5 stories where 2 stories exist, vertically extending the nonconforming side and rear setbacks at 11 Avon Place, Ward 1, Newton, on land known as Section 12 Block 09 Lot 04, containing approximately 3,183 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

**Respectfully Submitted,**

**Greg Schwartz, Chair**