



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, April 10, 2024 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/85292109671> or call 1-305-224-1968 and use the Meeting ID: 85292109671#.

AGENDA

04/10/24

A public hearing of the Newton Zoning Board of Appeals will hold a hybrid meeting in the City Council Chamber (Room 207) and virtually via Zoom on Wednesday, April 10, 2024 at 7:00 p.m. on the following petitions:

1. **#04-23** Toll Bros. Inc., requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a six-story all-residential development with 244 residential units on 5.82 acres of land located at 528 Boylston Street; 0, 502-504, 516 Boylston Street; 0 Hagan Road; and 24-26, 32-34 Hurley Place in the SR1, SR2 Zoning Districts. The proposal includes 61 affordable units and 385 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. **#03-24** Pouya Hezaveh of 60 Hope Ave Unit 320, Waltham, MA requesting a variance from Section 3.1.3 of the Newton Zoning Ordinance to allow 64.8 feet of frontage where 70 feet of frontage is required. The subject property is located at 0 Moody Street within a Single-Residence 3 (SR-3) zoning district and consists of a 7,535 square foot lot.
3. **#02-24** Samuel Chud of 3 Edgefield Road, Chestnut Hill, Massachusetts, pursuant to M.G.L. c. 40A, §§ 8 and 15, appealing the January 26, 2024 issuance of a building permit by the Commissioner of Inspectional Services for the construction of a new single-family home. The subject property is located at 11 Edgefield Road, Newton, Massachusetts within a Single-Residence 2 (SR-2) zoning district.
4. Review and approval of minutes for September 13, 2023 meeting

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.