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Land Use Committee Agenda

City of Newton

In City Council

August 27, 2024

7:00 PM

Council Chambers Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on August 27, 2024 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/88110973991> or call 1-646-558-8656 and use the following Meeting ID: 811 1097 3991

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

#320-24

Request for Extension of Time to Exercise Special Permit #89-23 at 49 Lenox Street

JOHN AND KYLIE MILLS petition for Extension of Time to April 18, 2025 to amend Special Permit Order #89-23 to raise the ridgeline and increase the roof pitch and construct two-story additions to both sides of the dwelling at 49 Lenox Street, Ward 3, West Newton, on land known as Section 32 Block 47 Lot 08, containing approximately 9,738 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017. 49 Lenox- <https://newtonma.viewpointcloud.com/records/784842>

#296-24

Request to allow oversized dormers and to further extend nonconforming FAR at 45 Bishopsgate Road

RYAN AND JAMIE KIM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct oversized attic dormers and further extend the nonconforming FAR at 45 Bishopsgate Road, Ward 7, Newton Centre, on land known as Section 61 Block 22 Lot 09, containing approximately 11,298 sq. ft. of land in a district zoned

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.

SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 1.5.4.G.2.b, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

45 Bishopsgate- <https://newtonma.viewpointcloud.com/records/834499>

#301-24 Request to extend the nonconforming two-family dwelling use, to extend the nonconforming front setback and to allow an oversized dormer at 12-14 Stoneleigh Road

DONNA CVITKOVICH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rebuild and enclose porches and add dormers, further extending the nonconforming two-family dwelling use in a single residence zone at 12-14 Stoneleigh Road, Ward 3, West Newton, on land known as Section 31 Block 18 Lot 10, containing approximately 11,021 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 3.4.1, 7.8.2.C.2, 3.2.3, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

12-14 Stoneleigh- <https://newtonma.viewpointcloud.com/records/832399>

#299-24 Request to amend Special Permit #240-23 to alter the nonconforming front setback at 290 Watertown Street

290 WATERTOWN ST LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit #240-23 to further extend the nonconforming front setback and allow the relocation of the building toward the street, and to convert three garage stalls to carports at 290 Watertown Street, Ward 1, Newton, on land known as Section 11 Block 14 Lot 03, containing approximately 11,473 sq. ft. of land in a district zoned BUSINESS1. Ref: Sec. 7.3.3, 4.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

290 Watertown- <https://newtonma.viewpointcloud.com/records/834033>

#300-24 Request to amend Special Permit #392-22 at 120-126 Norwood Avenue

120 NORWOOD REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #392-22 and to allow additional parking on site which is proposed to be located 20 feet of a lot line at 120 Norwood Avenue, Ward 2, Newtonville, on land known as Section 22 Block 09 Lot 05, containing approximately 24,897 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 5.1.4, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

120-126 Norwood- <https://newtonma.viewpointcloud.com/records/833261>

#298-24 Request to allow three attached single-family dwellings in two buildings and associated parking waivers at 56 Chapel Street

JOHN G. NEGROTTI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three attached single-family dwellings in two separate buildings and

surface parking stalls on an undersized lot and with associated dimensional relief for the buildings and parking at 56 Chapel Street, Ward 1, Newton, on land known as Section 11 Block 06 Lot 49, containing approximately 9,478 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 6.2.3.B.2, 5.1.8.A.1, 5.1.13, 5.1.8.A.2, 5.1.8.B.6, 5.1.8.C.2, 5.1.8.D.1, 5.1.9, 5.1.10.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
56 Chapel- <https://newtonma.viewpointcloud.com/records/834895>

#160-24 Request to allow a retaining wall exceeding four feet in height in a setback and to exceed FAR at 54-56 Indiana Terrace

INDIANA TERRACE LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow retaining walls along the sides and rear of the dwelling exceeding four feet in height within the side setback at 54-56 Indiana Terrace, Ward 5, Newton Upper Falls, on land known as Section 51 Block 40 Lot 06, containing approximately 7,760 sq. ft. of land in a district zoned Multi Residence 1. Ref: Sec. 7.3.3, 5.4.2.B, 3.2.3, 3.2.10 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
54-56 Indiana- <https://newtonma.viewpointcloud.com/records/818123>
Land Use Held 7-0; Public Hearing Opened on 04/02/2024

**Respectfully Submitted,
Andrea Kelley, Chair**