



## Land Use Committee Agenda

City of Newton

In City Council

**November 15, 2016**

**5:30 PM**  
**Room 211**

**Chairs Note:** The Committee will continue a discussion with Planning on how to improve the Special Permit process and enforcement by Inspectional Services.

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

**Chairs Note:** The Committee will hear an update on the Site Plan for 283 Melrose Place.

**#337-16**      **Special Permit Petition to construct accessory apartment and garage at 41 Dorset Rd**  
TIMOTHY LEARY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to CONSTRUCT AN ACCESSORY APARTMENT approximately 846 sq. ft. above a three car garage at 41 Dorset Road, Ward 5, Waban, on land known as SBL 55010 0045, containing approximately 24,936 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 6.7.1.D, 3.4.3.A.4.c, 3.4.4.E.3 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

***This item has been postponed to December 13, 2016.***

**#341-16**      **Special Permit Petition to extend nonconforming use at 220-222 California Street**  
AYENG FONG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER EXTEND NONCOMING USE and ALLOW PARKING WITHIN A SETBACK AND WITHIN FIVE FEET OF A RESIDENTIAL STRUCTURE by adding a third unit to the rear of the existing two-family dwelling, maintaining driveways on either side of the house for parking,, further extending the nonconforming use at 220-222 California Street, Ward 1, Newton, on land known as SBL 11010 0016, containing approximately 9,510 sq. ft. of land in a district known as BUSINESS USE 1. Ref: 7.3.3, 7.4, 4.4.1, 5.1.8.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**#326-16**      **Special Permit Petition to establish accessory apartment at 89 Hyde Avenue**  
ORLY MISHAN AND TIM CRAWFORD petition for SPECIAL PERMIT/SITE PLAN APPROVAL to ESTABLISH ACCESSORY APARTMENT by converting approximately 945 sq. ft. of existing basement space and allow parking within five feet of a street at 89 Hyde

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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.

Avenue, Ward 7, Newton, on land known as SBL 72026 0008, containing approximately 13,889n sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 6.7.1.D, 6.7.1.F, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**#339-16**      **Special Permit Petition to further extend nonconforming structure at 44 Oakmont Rd**  
ANA AND MATTHEW VOPI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER EXTEND NONCONFORMING THREE-STORY SINGLE-FAMILY STRUCTURE by constructing a rear addition to the basement, first floor and second floor at 44 Oakmont Road, Ward 6, Newton Centre, on land known as SBL 65019 0077, containing approximately 7,840 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 1.5.4.D, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

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

**#340-16**      **Special Permit Petition to increase nonconforming front setback at 15 Cottage Court**  
SEAN ELISEEV AND EVGENIA ELISEEVA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER INCREASE NONCONFORMING SETBACK AND USE by enclosing the front porch and extending a bathroom on the second floor, adding a new roofline and further extending the front setback, nonconforming residential use and number of stories at 15 Cottage Court, Ward 1, Newton, on land known as SBL 14014 0031, containing approximately 6,000 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4, 4.1.3, 7.8.2.C.2, 4.1.2.B.3, 7.8.2.C.2, 4.4, 6.2.2, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**Respectfully submitted,**  
**Marc C. Laredo, Chair**

Dear City Council: I am an abutter to the property at 220-222 California Street and I support the proposed addition to the property. I hope the City Council will approve the special permit.

Dear City Council: My name is Mary Ann Donaldson  
And I am the owner of the property at 61 Alston St, Newton, MA, 02458  
Newton. I have reviewed the plans for the proposed addition at 220-222 California Street  
And I have no objections to the development.

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Dear City Council: I am an abutter to the property at 220-222 California Street and I support the proposed addition to the property. I hope the City Council will approve the special permit.

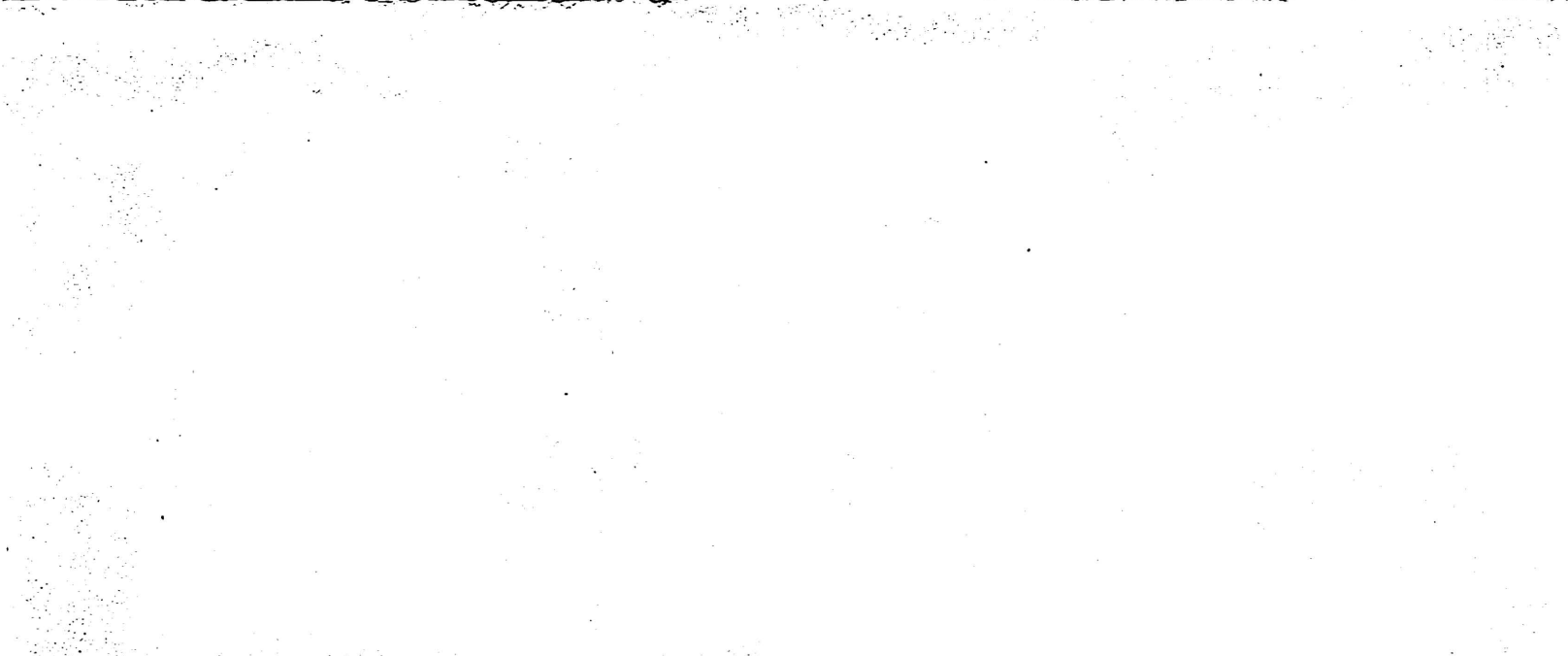
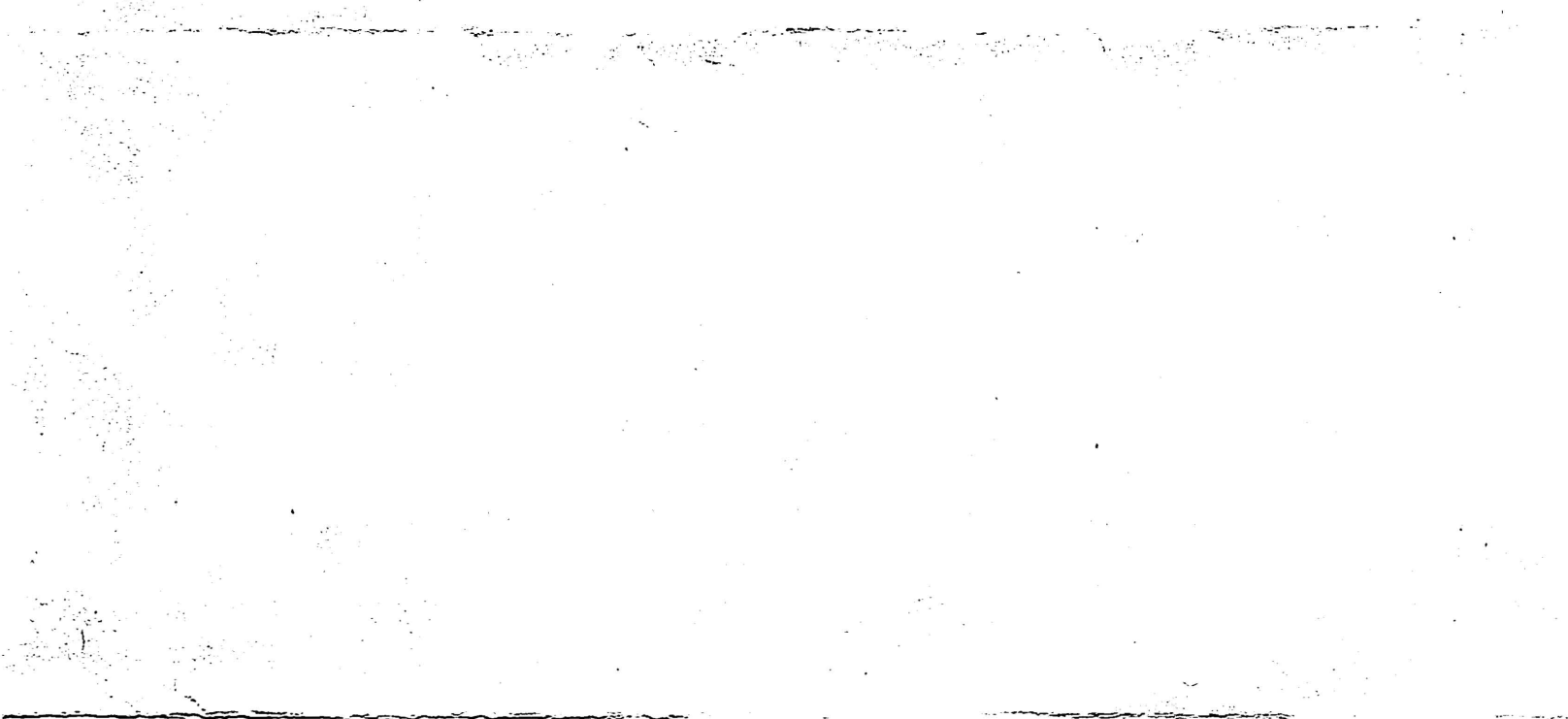
Dear City Council: My name is Thomas Devlin  
And I am the owner of the property at 30 Cassel Street, Canton, Massachusetts  
Newton. I have reviewed the plans for the proposed addition at 220-222 California Street  
And I have no objections to the development.

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Handwritten text in the middle section, including the name "D. J. [unclear]" and other illegible markings.

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Dear City Council: I am an abutter to the property at 220-222 California Street and I support the proposed addition to the property. I hope the City Council will approve the special permit.

Dear City Council: My name is Bon Koo  
And I am the owner of the property at 220-228 California St. Newton, MA  
Newton. I have reviewed the plans for the proposed addition at 220-222 California Street 02458  
And I have no objections to the development.

Dear City Council: I am an abutter to the property at 220-222 California Street and I support the proposed addition to the property. I hope the City Council will approve the special permit.

Dear City Council: My name is Mairéad Devlin  
And I am the owner of the property at 30 Jasset Street, Newton, Ma 02458  
Newton. I have reviewed the plans for the proposed addition at 220-222 California Street  
And I have no objections to the development.



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3/7/2016

Martha D. Weiss  
85 Hyde Avenue  
Newton, MA 02458

City of Newton Permitting  
1000 Commonwealth Ave  
Newton Centre, MA 02459

**To Whom it may Concern:**

I, Martha Weiss, owner and resident at 85 Hyde Avenue in Newton, support the removal of the fence in the front of my house bordering my property on the south side and that of my neighbor at 89 Hyde Avenue. This would leave a planting bed between my front yard and the driveway/parking area of 89 Hyde Avenue.

Thank you,

A handwritten signature in cursive script, appearing to read 'M. Weiss'.

Martha D. Weiss  
Owner/Newton Resident  
85 Hyde Avenue