

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE REPORT

TUESDAY, JANUARY 6, 2015

Present: Ald. Laredo (Chairman), Ald. Albright, Cote, Crossley, Lipof, Schwartz, Harney, and Lennon; also present: Alderman Hess-Mahan

Staff: Stephen Pantalone (Senior Planner), Ouida Young (Associate City Solicitor), Linda Finucane (Assistant Clerk of the Board)

Request for Consistency Ruling: re special permit #415-11, granted on January 17, 2012, to enclose and expand/create a screened porch at 14 Loring Street, Newton Centre: the petitioner wishes to enclose an existing portico.

NOTE: Architect Richard Levey and petitioner Edward Belz presented this request. In 2012, the petitioner was granted a special permit to demolish a small partially enclosed porch containing 176 square feet and replace it with a fully enclosed space containing 322 square feet, 146 square feet larger. This increased the FAR from .48 to .54, where .40 is the maximum allowed by right. The petitioner now wishes to enclose an existing 5'8" x 9.5' portico/vestibule with glass doors and glass side windows to prevent cold air entering the house directly as well as to provide a space for his children to leave their boots, backpacks, etc. Alderman Crossley commented that although the proposal results in a very slight increase in FAR - from .54 to .54.5 - it is de Minimis. It simply allows a family to live better in their home, without any increase in the mass of the structure. The Committee agreed this is consistent with the special permit, and asked Mr. Pantalone to convey this to the Commissioner of Inspectional Services.

Hearing opened and continued on October 14:

#319-14 LEOPOLDO BUTERA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an existing garage exceeding 700 square feet of ground floor area at 26 ELM STREET, Ward 3, West Newton, on land known as SBL 33, 24, 10, containing approximately 8,250 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-15(m)(c)5) of the City of Newton Rev Zoning Ord, 2012.

ACTION: WITHDRAWAL WITHOUT PREJUDICE APPROVED 5-0 (Harney and Lennon not voting; Laredo recused)

NOTE: The Law Department has determined that the petitioner needs a variance(s) from the Zoning Board of Appeals instead of a special permit.

Hearing opened and continued on October 14:

#318-14 88 CRESCENT STREET LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three single-family attached dwelling units at 88 CRESCENT STREET, Ward 3, Auburndale, on land known as SBL 33, 6, 34, containing approximately 23,739 sf of land in a district zoned MULTI

RESIDENCE 1. Ref: 30-24, 30-23, 30-9(b)(5) of the City of Newton Rev Zoning Ord, 2012.

ACTION: HEARING CONTINUED TO JANUARY 27

NOTE: This item will be reported out of committee when voted.

Auto Dealer renewals for 2015:

- #411-14 VILLAGE MOTORS GROUP, INC.
d/b/a HONDA VILLAGE
371 Washington Street
Newton Corner 02458 (Class 1)

- #409-14 CLARK & WHITE, INC. d/b/a BAYSTATE
CHRYSLER JEEP DODGE RAM
777 Washington Street
Newtonville 02460 (Class 1)

- #415-14 NAJIM & YOUSUF AZADZOI
d/b/a AZAD MOTORS GALLERIA
280 California Street
Newton 02458 (Class 2)

- #420-14 JACOB'S AUTO SERVICE
1232 Washington Street
West Newton 02465 (Class 2)

- #435-14 SAM'S AUTO CENTER
875 Washington Street
Newtonville 02460 (Class 2)

- #437-14 STAN'S AUTOMOTIVE INC.
249 Centre Street
Newton Corner 02458 (Class 2)

HELD 8-0

NOTE: With the exception of #437-14, which was held because there were several complaints about the number of signs on the site, these renewals for 2015 were approved 8-0.

The meeting was adjourned at approximately 8:45 PM.

Respectfully submitted,

Marc C. Laredo, Chairman