

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
LAND USE COMMITTEE AGENDA  
TUESDAY, JANUARY 13, 2015

7:00 PM  
Aldermanic Chamber

*Public Hearings will be opened on the following items. If the hour is not too late the committee will convene in room 211 for a working session.*

- #443-14      T. ANDREW HINTERMAN, LDA ARCHITECTS/TIRA KHAN & DAN WINSTON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING STRUCTURE in order to construct an approximate 148 square-foot kitchen, pantry, and mudroom addition, which will increase the Floor Area Ratio from .50 to .53, where .44 is the maximum allowed by right, at 89 ERIE AVENUE, Ward 6, NEWTON HIGHLANDS, on land known as SBL 52, 42, 20, containing approximately 6,500 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
- #472-14      BNTT, INC./CID REALTY, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE to expand the sale of food, extend self-service gas sales, modify signage, waive the dimensional requirements for maneuvering aisles and maximum driveway width, and to waive landscaping, screening and lighting requirements at 979 WATERTOWN STREET, Ward 3, West Newton, on land known as SBL 31, 16, 15, containing approximately 17,376 sf of land in a district zoned BUSINESS 1. Ref: 30-24, 30-23, 30-21(b), 30-19(h)(3), (4)(b), (i)(1), (j)(1)a and b), and (m), and 30-20(1) of the City of Newton Rev Zoning Ord, 2012 special permit nos. 394-70, 677-73, 11-93(4), and 278-07.
- #473-14      TIMOTHY BURKE for ROGER & AFARIN GREIGER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish a one-story portion of an existing two-family dwelling consisting of a two-car garage and to construct a three-car garage and living space with an accessory apartment exceeding 1,000 sf above it, increasing the Floor Area Ratio from .28 to .39, where .33 is allowed by right, at 100 EVELYN ROAD, Ward 5, Waban, on land known as SBL 53, 3, 13, containing approximately 18,052 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15(u)(2), 30-15 Table 3, and 30-8(d)(c) of the City of Newton Rev Zoning Ord, 2012.

*NOTE: The petitioner has asked that this petition be continued to February 10.*

- #474-14      THE MALL AT CHESTNUT HILL, LLC petition to AMEND special permit #307-12(2) in order to renovate the mall's exterior façade to incorporate newly-expanded vestibules at the north and south entrances, enhancing ADA accessibility, and to add six additional secondary signs not exceeding 250 square-foot each at 199 BOYLSTON STREET, Ward 7, Chestnut Hill, on land known as SBL 65-8-1, containing approximately 324,691 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-11(k), 30-20(f)(2) and (l) of the City of Newton Rev Zoning Ord, 2012 and special permit nos. 307-12 and (2), 162-86.
- #475-14      THOMAS ENSELEK/S&H NEWTON REALTY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE to allow 17 indoor seats and ten outdoors seats for a total of 27 seats for an existing yogurt shop that currently operates as a retail use with no seating and to waive four parking stalls at 665 WATERTOWN STREET, Ward 2, Newtonville, on land known as SBL 21, 23, 1 in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 39-19(d)(13) and (m) of the City of Newton Rev Zoning Ord, 2012.
- #476-14      JOHNNY'S LUNCHEONETTE/KRASNER METRO BOSTON ASSOC. LP & HKS PROPERTIES petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to extend a NONCONFORMING USE to expand the number of seats in an existing restaurant from 88 to 96 and to waive three parking stalls at 30 LANGLEY ROAD, Ward 6, Newton Centre, on land known as SBL 61, 33, 14 in a district zoned BUSINESS 1. Ref: 30-24, 30-23, 30-21(b), 30-11(d)(9), 30-19(c)(2)a), (d)(13), and (m) of the City of Newton Rev Zoning Ord, 2012.
- NOTE: There is a request to continue this petition to a date to be determined.*
- #477-14      JANNA & RONALD CURTIS petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to construct an addition containing approximately 1,142 sf at the rear of an existing single-family dwelling (571 sf of basement space to be used as a garage and 571 sf on the first floor for an expanded kitchen and family room), which will increase the Floor Area Ratio from .35 to .48, where .40 is the maximum allowed by right, at 15 LARCHMONT AVENUE, Ward 5, Waban, on land known as SBL 54, 7, 2, containing approximately 8,552 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u)(2), 30-15 Table A, and Table 1 of the City of Newton Rev Zoning Ord, 2012.

#478-14      JAMES B. CORSI/CORSI REALTY LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to remodel and construct a two-story addition to the rear of a single-family dwelling and a single-story attached garage and foyer, which will increase the Floor Area Ratio from .39 to .44, where .35 is the maximum allowed by right, at 1004 CENTRE STREET, Ward 7, Newton Centre, on land known as SBL 73, 49, 1, containing approximately 13,238 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u), 30-15 Table A of the City of Newton Rev Zoning Ord, 2012.

#479-14      DANIEL & BRENDA KOSTYK petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to extend an existing 18-foot dormer by an additional 11.5 feet, which will create a dormer wider than 50% of the length of the exterior wall of the story next below, at 29 KEWADIN ROAD, Ward 5, Waban, on land known as SBL 55, 51, 9, containing approximately 13,400 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15(t)(1) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Marc C. Laredo, Chairman