

CITY OF NEWTON
LEGAL NOTICE
TUESDAY, MARCH 10, 2015

Public hearings will be held on Tuesday, March 10, 2015 at 7:00 PM, second floor, NEWTON CITY HALL before the LAND USE COMMITTEE of the BOARD OF ALDERMEN and in the case of continued petition #480-14, a proposed change to the City's zoning map, with the PLANNING & DEVELOPMENT BOARD for the purpose of hearing the following petitions at which time all parties interested in these items shall be heard. Notice will be published Tuesday, February 24 and Tuesday, March 3, 2015 in The Boston Globe and Wednesday, March 4, 2015 in the Newton Tab, with a copy posted online www.ci.newton.ma.us and in a conspicuous place at Newton City Hall.

A Public Hearing in conjunction with the Planning & Development Board was opened and continued on February 10 on the following petition:

#480-14 STEPHEN VONA petition to rezone 283 MELROSE STREET, also known as Section 41, Block 14, Lot 10, from MULTI RESIDENCE 1 to a MIXED USE 4 DISTRICT.

A Public Hearing was opened and continued on February 10, 2015:

#480-14(2) STEPHEN VONA petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to restore and expand an existing structure known as the Turtle Lane Playhouse to provide a mix of uses including preserving the theater use, adding a street-level restaurant with office space above, and constructing a separate 23-unit multi-family structure with a below grade parking garage for 30 cars at 283 MELROSE STREET, Ward 4, Auburndale, on land known as SBL 41, 14, 10 containing approximately 43,783 sf of land [currently zoned MULTI RESIDENCE 1] in a proposed MIXED USE 4 DISTRICT. Ref: Sec 30-24, 30-23, 30-13(h)(2) Table B, 30-13(j)(1),(2),(3), 30-15(w)(1) and (4)(a) and (b), (6)(b), 30-5(b)(4), 30-19(d)(2), (11), (13), (18), 30-19(k), and (m) of the City of Newton Rev Zoning Ord, 2012.

A Public Hearing was opened and continued on February 10, 2015:

#17-15 BARBARA & CHRISTIAN TALVITIE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE for an addition which added a two-car garage with two floors of living space above, which created a three story structure and increased the Floor Area Ratio from .35 to .44, and to allow two garage on one property at 1446 BEACON STREET, Ward 5, Waban, on land known as SBL 53, 14, 9, containing approximately 13,915 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15 Table A, 30-15(u)(2), 30-15(m)(5) of the City of Newton Rev Zoning Ord, 2012.

Public Hearings will be opened on the following petitions:

#233-07(2) THOMAS D. MURPHY & MAIREAD A. MURPHY petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create an accessory apartment in an existing two-family dwelling and to create a third parking stall, which will decrease the existing nonconforming open space from 39.2% to 37.5%, where 50% is required, at 15-17 WELDON ROAD, Ward 1, on land known as SBL 12, 22, 4A, containing approximately 11,113 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-8(d)(1) and (2), 30-24, 30-23, 30-21(b), 30-15 Table 1, of the City of Newton Rev Zoning Ord, 2012, and special permit 233-07.

- #37-15 KARL SVARTSJROM, JR. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE /USE to demolish an existing rear porch in order to construct a two-story addition to the rear of an existing single-family dwelling at 49 CRAFTS STREET, Ward 1, on land known as SBL 14, 20, 3, containing approximately 6,416 sq. ft. of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 3 of the City of Newton Rev Zoning Ord, 2012.
- #40-15 CURTIS P. O'HARA, JOHN O'HARA & KARL J. O'HARA, TRUSTEES of the BB&G REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE/USE to construct additions to the northeast side and to the rear of an existing restaurant, which will increase the existing nonconforming Floor Area Ratio and front and side setbacks, to increase the seating from 116 seats to 146 seats, and to waive 11 parking stalls at 95-97 ELM STREET, Ward 3, West Newton, on land known as SBL 33, 13, 11, containing approximately 3,506 sq. ft. of land in a district zoned BUSINESS 1. Ref: 30-24, 30-23, 30-11(d)(9), 30-15 Table 3, 30-19(c)(2)a, 30-19(d)(13), 30-19(m), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
- #41-15 JUAN & KIRSTEN M. SMALL petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE in order to construct a second-story addition upon the existing footprint of an existing single-family dwelling, which will increase the Floor Area Ratio from .49 to .53, where .41 is the maximum allowed by right, at 85 ERIE AVENUE, Ward 6, Newton Highlands, on land known as SBL 52, 42, 19, containing approximately 9,100 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-15(u)(2), and 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
