

CITY OF NEWTON
IN BOARD OF ALDERMEN
LAND USE COMMITTEE AGENDA
TUESDAY, APRIL 14, 2015

7:00 PM
Aldermanic Chamber/Room 211

Public Hearings will be held on the following items:

- #45-15 SARAH IONTA & JOSEPH RIZZO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow two garages (maintain both an existing detached garage and an existing attached garage) at 31 FARLOW ROAD, Ward 7, on land known as SBL 72, 37, 3, containing approx. 17,416 sf of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-15(m)(5)a, 30-8(b)(7) of the City of Newton Rev Zoning Ord, 2012.
- #58-15 MICHAEL VAHEY & MOK JIANG PANG petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE by removing an existing single dormer on the front façade and adding a total of six dormers (two on the front and back and one on each side) which will allow an additional bedroom and bath for each unit in an existing side-by-side two-family dwelling, thereby increasing the Floor Area Ratio from .61 to .67, where .48 is allowed by right, at 13-15 ALDEN PLACE, Ward 3, West Newton, on land known as SBL 33, 34, 47, containing ±5,315 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 30-24, 30-23, 30-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.
- #59-15 YONG MOU CHEN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for an accessory apartment exceeding 1,000 sq. ft. but less than the maximum of 1,200 sq. ft. in an existing single-family dwelling at 1765 BEACON STREET, Ward 5, Waban, on land known as SBL 55, 9, 4, containing ±20,800 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-8(d)(1)c) of the City of Newton Rev Zoning Ord, 2012.
- #60-15 MARJA J. SISK & DAVID GROSSMAN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create an accessory apartment in a detached structure at 86 WABAN HILL ROAD, Ward 7, Chestnut Hill, on land known as SBL 63, 8, 37, containing ±50,649 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.
- #62-15 ANN LOUISE WOLF petition for an accessory apartment in a detached carriage house at 133 WABAN AVENUE, Ward 5, Waban, on land known as SBL 55, 14, 15, containing ±33,030 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-8(d)(2) of the City of Newton Rev Zoning Ord, 2012.

#63-15 TOM TIMKO, COPPER BEECH DESIGN for JAYANT & MANJIRI BHAWALKAR petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING STRUCTURE to allow an increase to a nonconforming three-story single-family dwelling which will increase the Floor Area Ratio from .32 to .52, where .43 is the maximum allowed by right, at 15 HOLMAN ROAD, Ward 4, Auburndale, on land known as SBL 43, 43 5 and 43, 43 4A, containing ±6,970 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

Request for Withdrawal without Prejudice

#61-15 DIOMID BASHKINOV petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 400 sq. ft. detached garage which when combined with the existing attached garage will exceed the 700 sq. ft. allowed by right and will increase the Floor Area Ratio from .47 to .41, where .35 is the maximum allowed by right at 228 WISWALL ROAD, Ward 8, on land known as SBL 84, 20, 12, containing ±12,556 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table A, 30-15(u)(2), 30-15(m)(5) and 5c,30-8(b)(7) of the City of Newton Rev Zoning Ord, 2012.

Public Hearing opened on January 13, 2015; Request for Withdrawal without Prejudice

#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.

A public hearing was opened and continued on March 3, 2015 and closed on April 7:

#19-15 NEWTON TECHNOLOGY PARK, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to partially demolish two buildings and to construct additions to the front of each building, which will bring them closer to the street, to reconfigure the existing parking areas and reduce the parking requirement to 441 parking stalls in order to redevelop the site for a mix of restaurant, retail, and service uses at 131-181 NEEDHAM STREET, Ward 5, on land known as SBLs 51-28-15, 51-28-14, 51-28-13, 51-28-12, 51-28-11, 51-21-10, 51-28-9A, containing approximately 11.06 acres of land in a district zoned MIXED USE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-20(l), 30-19(j)(1), 30-19(i)(l), 30-19(h)(4)b), 30-19(h)(3)a), 30-19(h)(1), 30-19(m), 30-19(d)(18), 30-13(b)(16), 30-13(b)(12), 30-13(b)(5), 30-13(b)(4), 30-13(b)(1) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Marc C. Laredo, Chairman