

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
LAND USE COMMITTEE AGENDA  
REVISED  
TUESDAY, JUNE 9, 2015

7:00 PM  
Aldermanic Chamber

- #129-14(2) MICHAEL & MARTHA GANGEMI request for an EXTENSION OF TIME in which to EXERCISE SPECIAL PERMIT/SITE PLAN APPROVAL #129-14, granted on May 19, 2014, to replace an existing detached garage with a new detached garage at the rear of an existing single-family home, which will increase the nonconforming Floor Area Ratio from .36 to .37, where .29 is the maximum allowed by right, at 96 LENOX STREET, Ward 2, West Newton; said EXTENSION will run from May 19, 2015 to May 19, 2016. Ref: Sec 30-24(c)(5) of the City of Newton Rev Zoning Ord, 2012.

*Note: Please see attached letter.*

*A public hearing opened on June 2 will be continued on the following item:*

- #119-15 AUSTIN STREET PARTNERS, LLC/CITY OF NEWTON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to redevelop an existing municipal parking lot, declared surplus by the Board of Aldermen on February 6, 2012, into a mixed use residential building providing 68 units of housing, approximately 5,000 sf of commercial space, approximately 90 underground parking spaces appurtenant to the proposed residences and commercial space and 127 public parking spaces at grade at 28 AUSTIN STREET, Ward 2, Newtonville, on land known as SBL 24, 9, 15, containing approximately 74,480 sf of land in a district zoned MIXED USE 4. Ref: Sec. 30-24, 30-23, 30-21(b), 30-15(w)(2), (w)(4)b), 30-15 Table 3, 30-13(h), (h)(2) Table B, 30-13(j)(1), (2), and (3), 30-19(d)(2), (10), (11), (12), and (13), 30-19(e), 30-19(h)(1), (2)a) and b), 30-19(i)(1) and (2), 30-19 (j)(1), 30-19 (k); 30-19 (l) Table 3, and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Marc C. Laredo, Chairman'

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact the Newton ADA Coordinator, John Lojek, at least two days in advance of the meeting: [jlojek@newtonma.gov](mailto:jlojek@newtonma.gov) or 617-796-1145. For Telecommunications Relay Serv

Martha and Michael Gangemi  
96 Lenox Street  
West Newton, MA 02465

May 26, 2015

Re: Extension of Special Permit 129-14

Dear Newton Board of Aldermen,

RECEIVED  
Newton City Clerk  
2015 MAY 29 AM 11:01  
David A. Olson, CMO  
Newton, MA 02459

We are writing to ask for your consideration in granting an extension of the Special Permit/ Site Plan Approval and Extension of Nonconforming Use 129-14. This addresses our need to replace an existing garage on our property.

Between contractor schedules and weather delays, our project has been held up, and we simply forgot that there was a one-year deadline for the special permit you granted May 21, 2014. Our contractor is ready to begin, but when he applied for the permit, we realized that we had missed the deadline by just a few days.

Thank you very much for your attention.

Best regards,

*Michael Gangemi*      *Martha Gangemi*

Martha and Michael Gangemi