

CITY OF NEWTON
IN BOARD OF ALDERMEN
LAND USE COMMITTEE AGENDA
THURSDAY, NOVEMBER 6, 2014

7:00 PM
Aldermanic Chamber, Newton City Hall

Public Hearings will be held of the following items:

Hearings opened September 23

#273-14 NICORE CONSTRUCTION, CORP. petition to change the zone of 114 RIVER STREET, known also as Section 33, Block 23, Lot 15, containing approximately 6,837 square feet of land, from BUSINESS 1 to MULTI RESIDENCE 2.

#273-14(2) NICORE CONSTRUCTION CORP. petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct four attached single-family dwellings in two buildings and to locate a driveway within 10 feet of a side lot line at 5-7 ELM STREET and 114 RIVER STREET, Ward 3, West Newton, on land known as SBL 33,23, 9, containing approximately 19,483 sf of land in a district zoned MULTI RESIDENCE 2 and SBL 33, 23, 15, containing approximately 6,837 sf of land in a *proposed* MULTI RESIDENCE 2 district, for a *proposed* total of 26,290 sf of land. Ref: Sec 30-24, 30-23, 30-15(b)(5)a) and b), 30-9(b)(5)a) of the City of Newton Rev Zoning Ord, 2012 and Amend Special Permit #40-07, dated May 21, 2007.

Hearing opened October 14

#228-14(2) GONGXIONG WU petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing attached garage and breezeway and construct a new one-stall garage with a master suite and one bedroom above it, maintaining the existing nonconforming side setback but vertically extending the nonconforming side setback, and to construct an office and bath in the attic, which will increase the nonconforming Floor Area Ratio from .42 to .56, where .38 is the maximum allowed by right, at 102 McCARTHY ROAD, Ward 8, NEWTON CENTRE on land known as SBL 84, 27, 6, containing approximately 10,033 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), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.

Note: The petitioner has requested to withdraw the petition without prejudice.

Hearing opened October 14

- #335-14 B & M CALIFORNIA STREET, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 4-unit multi-family dwelling; to extend a nonconforming structure for lot size and frontage; to allow a building height of up to 36 feet and to allow up to 3 stories; to increase the Floor Area Ratio; to waive the number of required parking stalls and, to the extent necessary, associated parking waivers, at 198 CALIFORNIA STREET, Ward 1, on land known as SBL 11, 11, 7, containing approximately 8,294 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-11(d)(8), 30-15 Table 3, 30-21(b), 30-19(d)(2) and (18) and 30-19(m) of the City of Newton Rev Zoning Ord, 2012.
- #344-14 ERIC BERNARD & GIDA ZIKAS-BERNARD petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND a NONCONFORMING STRUCTURE in order to replace an existing 7'x 4' landing and staircase and replace them with an approximately 23.75' x 5/7' covered porch and new staircase at 1044-1046 CHESTNUT STREET, Ward 5, on land known as SBL 51, 7, 7, containing approximately 11,390 sf of land in a district zoned MULTI RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.
- #520-95(3) THE CAPITAL GRILLE OF CHESTNUT HILL, INC. petition to AMEND SPECIAL PERMIT/SITE PLAN APPROVAL #520-95 to expand its hours of operation from 5:00 p.m. to 1:00 a.m. to 11:00 a.m. to 1:00 a.m., to modify its valet parking protocol to reduce the number of valet employees, to eliminate the requirement for stacked parking at the rear of the site, and to allow for a podium to be used by valet employees at the front entrance at 250 BOYLSTON STREET, Ward 7, CHESTNUT HILL, on land known as SBL 82, 2, 8, containing approximately 61,304 sf of land in a district zoned BUSINESS 4. Ref: Sec 30-24, 30-23 of the City of Newton Rev Zoning Ord, 2012 and special permit #520-95 conditions 2, 8b, and c.
- #361-14 SMADAR BABCHUCK petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to create an accessory apartment in an existing two-stall attached garage with an office and common space above at 206 WISWALL ROAD, Ward 8, NEWTON CENTRE, on land known as SBL 84, 21, 10, containing approximately 11,109 sf 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.

NOTE: Although advertised, the abutters were not noticed. The petitioner wishes to continue the hearing to November 18

#365-14 KARYOPHARM THERAPEUTICS/NS WELLS ACQUISTION LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow for recombinant DNA research and technology at 75-85 WELLS AVENUE, Ward 8, on land known as SBL 84, 34, 2C in a district zoned LIMITED MANUFACTURING. Ref: Sec 30-24, 30-23, 30-12(e)(9) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Marc C. Laredo, Chairman