

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, JULY 9, 2013

7:00 PM  
Aldermanic Chamber

*Public Hearings will be held on the following items*

- #325-06(3) RUSSIAN SCHOOL OF MATHEMATICS/RJ WELLS MANAGEMENT, LLC. petition to AMEND Special Permit/Site Plan Approval #325-06, granted on 12/18/06 for a for-profit education use, a waiver of parking provisions, and two free-standing signs, in order to increase the class size from 10 to 15 students; increase the number of classes at a time from 10 to 17; allow up to 28 employees on-site at a time; allow a revised parking, drop-off, and pick-up plan with a new driveway; and a revised lighting plan and a revised directional and signage package at 200 WELLS AVENUE, Ward 8. Ref: Sec 30-24, 30-23 of the City of Newton Rev Zoning Ord, 2012.
- #416-12(3) MAIN GATE REALTY petition to AMEND Special Permit/Site Plan Approval for a Change in Nonconforming Use #416-12, granted on 2/10/13 for retail and/or office uses, to allow a massage therapy business at 242-244 COMMONWEALTH AVENUE, Ward 7, Chestnut Hill, on land known as SBL 61, 13, 11, containing approximately 7,452 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b)(1) of the City of Newton Rev Zoning Ord, 2012
- #214-13 LINDA J. HEFFNER petition for Special Permit/Site Plan Approval for an accessory apartment in the loft of an existing detached carriage house and for exterior alterations (reconfiguring existing dormers) at 15 FARLOW ROAD, Ward 7, Newton, on land known as SBL 72, 37, 01, containing approximately 28,913 sq. ft. of land, in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 30-24, 30-23, 30-8(d)(2) and (d)(2)(b) of the City of Newton Rev Zoning Ord, 2012.
- #215-13 CHRISTINA & JOHN HENNESSEY petition for Special Permit/Site Plan Approval to use 594 sq. ft. of the existing basement as an accessory apartment at 45 BRAE BURN ROAD, Ward 4, Auburndale, on land known as SBL 43, 4, 1, containing approximately 14,739 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-22, 30-8(d)(1), and 30-8 Table of the City of Newton Rev Zoning Ord, 2012.
- #216-13 PATRICIA FLATELY petition for Special Permit/Site Plan Approval to exceed the by-right Floor Area Ratio of .30 to .32 in order to construct a new single-family dwelling at 80 DARTMOUTH STREET, Ward 3, West Newton, on land known as SBL 32, 34, 11, containing approximately 19,371 sq. ft. of land, in a district zoned SINGLE RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-15(u), (u)(2), 30-15 Table A of the City of Newton Rev Zoning Ord, 2012.

- #217-13 JEAN TEILLON, CHUNGDAHM READWRITE/DAN WOOLEY & JOHN FINLEY, III, TRUSTEES c/o CREATIVE DEVELOPMENT CO., LLC. petition for a Special Permit/Site Plan Approval for a for-profit educational use formerly occupied by the non-profit Newton Community Service Center at 1254 CHESTNUT STREET/70 LINDEN STREET, Ward 5, Newton Upper Falls, on land known as SBL 51, 35 and 34, 1 and 2, containing approximately 93,480 sq. ft., in a district zoned MANUFACTURING. Ref: Sec 30-24, 30-23, 30-5(b)(2) of the City of Newton Rev Zoning Ord, 2012.
- #300-10(2) WALTER ENRIGHT d/b/a SIGN RIGHT/BURKE & BLACKINGTON FUNERAL HOME petition for a Special Permit/Site Plan Approval for a free-standing sign at 1479 WASHINGTON STREET, Ward 3, West Newton, on land known as SBL 33, 5, 4, containing approximately 8,990 sq. ft. in a district zoned BUSINESS 2. Ref: 30-24, 30-23, 30-20(f)(9) of the City of Newton Rev Zoning Ord, 2012.
- #218-13 FALLON DEVELOPMENT INC. petition for a Special Permit/Site Plan Approval for a rear lot subdivision in order to construct two single-family dwellings at 131 OTIS STREET, Ward 2, Newtonville, on land known as SBL 24, 12, 16, containing approximately 48,677 sq. ft. of land, in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-15(r) of the City of Newton Rev Zoning Ord, 2012.
- #219-13 ELINOR MODY & DAVID LERNER petition for a Special Permit/Site Plan Approval to Extend a Nonconforming Structure to fill in an area of approximately 22 sq. ft. to allow an expansion of the kitchen, which will increase the Floor Area Ratio from .46 to .47 where .43 is allowed by right, at 15 RICE STREET, Ward 6, Newton Centre; on land known as SBL 61, 1, 3, containing approximately 6,944 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30, 24, 30-23, 30-15Table A, 30-15(u), 30-21(b) of the City of Newton Rev Zoning Ord, 2012.
- #220-13 SONYA MEAD & ALEX WHITING petition for a Special Permit/Site Plan Approval to Extend a Nonconforming Structure for a first-floor addition of approximately 170 sq. ft. to replace an existing deck in order to expand the kitchen, which will increase the Floor Area Ratio from .65 to .71, where .46 is allowed by right, at 42 BRAELAND AVENUE, Ward 6, Newton Centre, on land known as SBL 61, 37, 15, containing approximately 4,767 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table A, 30-15(u) of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Ted Hess-Mahan, Chairman