

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, NOVEMBER 10, 2009

7:45 PM

Aldermanic Chamber

***Public hearing continued from October 20, 2009:***

#208-09 TREXLER M. & JUDITH W. TOPPING petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to re-grade portions of a yard for retaining walls/berms and landscape areas in excess of 4 feet at 132 FARLOW ROAD, Ward 7, NEWTON, on land known as Sec 72, Blk 35, Lot 10, containing approx 62,378 sf of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 30-24, 30-23, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2007.

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

#303-09 MAURY E. LEDERMAN & LYDIA FINK petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION of a NONCONFORMING STRUCTURE to convert an existing screen porch to a new room, increasing the floor area ratio from .61 to .63 at 22 WALTER STREET, Ward 6, on land known as Sec 62, Blk 24, Lot 16, containing approx 4,950 sf in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 20-21(2)(2)b) and 30-15(u)(4) of the City of Newton Rev Zoning Ord, 2007.

*After the public hearings, the Committee will convene in room 222 to take up petition #303-09 and the following items:*

***Request for withdrawal without prejudice:***

#245-09 SEAN & CINDY ROCHE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION of NONCONFORMING STRUCTURE to demolish an existing one-story sunroom and replace it with a two-story addition at 42 DANIEL STREET, Ward 6, NEWTON CENTRE, on land known as Sec 62, Blk 25, Lot 7, containing approx 5,330 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(a)(2)(b), 30-21(b), and 30-15 Table 1. ***Please see attached letter.***

***Request for withdrawal without prejudice:***

#209-09 KARAMEH HAWASH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing single-family dwelling and to reconstruct a new single-family dwelling, which will exceed the allowable floor area ratio from .3 to .33 at 45 VILLAGE CIRCLE, Newton Centre, Ward 8, on land known as Sec 81, Blk 3, Lot 14, containing approximately 10,037 sf in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15, Table 1 Footnote 5 of the City of Newton Rev Zoning Ord, 2007. ***Please see attached letter.***

***Item held in Committee at full Board on 10/19/09:***

- #182-09      188 NEEDHAM STREET LIMITED PARTNERSHIP petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert a portion of existing retail and office space to restaurant space with 120 seats at 188-210 NEEDHAM STREET, Ward 8, Newton Upper Falls, on land known as Sec 83, Blk 28, Lots 83 and 84, containing approx 192,308 sf of land in a district zoned MIXED USE 1 Ref: Sec 30-24, 30-23, 30-20, 30-19(m), 30-13(b)(5) of the City of Newton Rev Zoning Ord, 2007.  
***APPROVED 2-0-3 (Hess-Mahan, Albright voting in the affirmative; Brandel, Merrill, Sangiolo abstaining; Fischman recused) on 10/13/09***
- #244-09      S. R. WEINER ASSOCIATES INC./CHESTNUT HILL SHOPPING CENTER, LLC/C&R REALTY TRUST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NONCONFORMING USE for restaurants in excess of 50 seats; to increase the number of seats in two existing legal nonconforming restaurants currently having in excess of 50 seats; to permit a new restaurant over 50 seats and an associated request for a parking waiver at 1-27-33-35 BOYLSTON STREET, Ward 7, CHESTNUT HILL, on land known as Sec 63, Blk 37, Lot 25, 26, 27, 18A, containing approx 767,306 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-11(d)(9), 30-19(d), 30-19(m) of the City of Newton Rev Zoning Ord, 2007 and Special Permit nos. 401-03, 317-03, 317-03(6).
- #247-09      RICHARD SEVERINI petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing single-family dwelling and construct a new single-family dwelling, increasing the FAR from .411 to .426, and to construct a retaining wall greater than 4 feet within the front setback at 23 HOWE ROAD, Ward 8, NEWTON CENTRE on land known as Sec 81, Blk 11A, Lot 37, containing approx 6,591 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15 Table 1, 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2007.
- #273-09      YOUNG INVESTMENTS, LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF A NON-CONFORMING STRUCTURE to demolish an existing single-family dwelling and replace it with four attached dwelling units with associated parking waivers (handicapped stall; width of maneuvering aisle, driveway width) and construct a retaining wall greater than 4 feet within the side setback at 244 CALIFORNIA STREET, Ward 1, NONANTUM, on land known as Sec 11, Blk 8, Lot 6, containing approx 7,200 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-19(h)(2)c), 30-19(h)(3), (4)(a), 30-19(m), 30-15 Table 3, 30-11(d)(8), 30-5(b)(4) of the City of Newton Rev Zoning Ord, 2007.

Respectfully submitted,  
George E. Mansfield, Chairman