

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, JUNE 12, 2001

7:45 PM

Aldermanic Chamber

PUBLIC HEARINGS WILL BE HELD BY THE LAND USE COMMITTEE AND IN THE CASE OF NOS. 86-01(3), 176-01, AND 179-01(1) THE PLANNING BOARD ON THE FOLLOWING ITEMS:

- # 86-01(3) MICHAEL LATZ petition to rezone approximately 2,437 sq. ft. of land located on STATION STREET, Ward 6, from PUBLIC USE to MULTI RESIDENCE 1; said land is known as Section 52, Block 21, a portion of Lot 5.
- # 86-01(4) MICHAEL LATZ petition for SPECIAL PERMIT/SITE PLAN APPROVAL to locate parking for four automobiles, including waivers for parking within setback(s) and a change of grade of more than 3 feet, for an existing dwelling at 336 LAKE AVENUE, Ward 6, NEWTON HIGHLANDS, on land known as Sec 52, Blk 21, Lot 4 and a portion of Lot 5, containing approx 6,981 sf of land and 2,437 sf of land zoned MULTI RESIDENCE 1 and PROPOSED MULTI RESIDENCE 1, respectively. Ref: Sec 30-24, 30-23, 30-19(g)(1), 30-19(m), 30-5(b)(4) of the City of Newton Rev Zoning Ords.
- #176-01 NATIONAL DEVELOPMENT/QUINOBEQUIN REALTY TRUST, et al. petition to rezone approximately 95,775 sq. ft. of land located at 26 QUINOBEQUIN ROAD, Ward 4, from PUBLIC USE and BUSINESS 1 to BUSINESS 4; said land is known as Section 42, Block 1, Lots 2 and 3.
- #176-01(2) NATIONAL DEVELOPMENT/QUINOBEQUIN REALTY TRUST, et al. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an office building of approx 121,875 sq. ft. with 401 parking spaces (297 of which will be located within a 2 ½ floor parking garage beneath the building) at 26 QUINOBEQUIN ROAD, Ward 4, NEWTON LOWER FALLS, on land known as Sec 42, Blk 1, Lots 2 and 3, containing approx 95,775 sf of land in a PROPOSED BUSINESS 4 zoning district. Ref: Sec 30-24, 30-23, 30-20(1), 30-19(d) and (h)(2), 30-19(i)(1) &(2), 30-19(l) (2) & (3), 30-19(m), 30-15 Table 3, 30-11(a)(9), 30-11(d)(7), 30-11(k)(l), 30-5(b)(4) of the City of Newton Rev Zoning Ords.
- #176-01(3) NATIONAL DEVELOPMENT/RANDOLPH CORPORATION petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE to waive the height and story requirements and the dimensions and number of parking stalls in order to locate a building containing offices, retail, bank, or a limited food service establishment with less than 50 seats at 2322 WASHINGTON STREET, Ward 4, NEWTON LOWER FALLS, on land known as Sec 42, Blk 31, Lot 16, containing approx 7,801 sf of land in a district zoned BUSINESS 1. Ref: Sec 30-24, 30-23, 30-21(b), 30-20(1), 30-19(d) and (h)(2), 30-19(m), 30-15 Table 3, 30-11(a)(9) of the City of Newton Rev Zoning Ords.

- #179-01(1) ROMAN CATHOLIC ARCHBISHOP OF BOSTON a Corporation Sole & EMERALD DEVELOPMENT GROUP, INC. requesting Board of Aldermen and Planning Board consent to consider a petition unfavorably acted upon within the two-year period prescribed in MGL c40A §16. Petition #520-00 for 12 units of housing was denied on 4-1-01.
- #179-01 ROMAN CATHOLIC ARCHBISHOP OF BOSTON a Corporation Sole & EMERALD DEVELOPMENT GROUP, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct 9 single-family attached dwellings, including an addition to an existing dwelling, and to locate parking spaces and driveway within the 20' rear setback and for exceptions from design standards for parking facilities at 243 WATERTOWN STREET, Ward 1, NONANTUM, on land know as Sec 11, Blk 12, Lots 20A and 21, containing approx 84,690 sf of land in a district zoned MULTI RESIDENCE 2. REF: Sec 30-24, 30-23, 30-9(b)(5), 30-9(b)(5)b, 30-19(f)(2), 30-19(k), 30-19(m) of the City of Newton Rev Zoning Ords, 1995.
- #177-01 GILAH F. COHEN & DANIEL DANINO petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING STRUCTURE to waive the floor-area-ratio requirement (from .43 to .58) for an addition to an existing two-family dwelling at 64-66 LOUISE ROAD, Ward 8, CHESTNUT HILL, on land known as Sec 82, Blk 4, Lot 92, containing approx 7,015 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21, 30-15 TABLE 1, Footnote 5 of the City of Newton Rev Zoning Ords.
- #178-01 ROBERT C. ROEPER petition for an AMENDMENT to SPECIAL PERMIT #345-84(2), granted on 3/18/85, for an EXTENSION OF A NON-CONFORMING USE for five dwelling units at 876 BEACON STREET, Ward 6, NEWTON CENTRE on land known as Sec 62, Blk 9, Lot 11, containing approx 42,217 sf of land in a district zoned SINGLE RESIDENCE 2; said amendment will allow enlargement of two existing roof dormers thereby increasing the interior floor area for the top floor and allow enlargement of an existing 3<sup>rd</sup>-floor rear roof deck. Ref: Sec 30-24, 30-23, 30-21 of the City of Newton Rev Zoning Ords.
- #180-01 RACHEL M. IZRINA petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE and STRUCTURE for an existing addition to one unit of a 3-unit condominium at 27 MAPLE PARK, Ward 6, NEWTON CENTRE, on land known as Sec 61, Blk 42, Lot 33, containing approx 9,054 sf of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-21 of the City of Newton Rev Zoning Ords.

Respectfully submitted,

Ald. Susan M. Basham, Chairman