

CITY OF NEWTON

IN BOARD OF ALDERMEN

ZONING AND PLANNING COMMITTEE AGENDA

MONDAY, MAY 14, 2001

7:45 PM

Aldermanic Chamber

PUBLIC HEARINGS WILL BE HELD ON THE FOLLOWING ITEMS:

- #124-01 ALD. MANSFIELD, SANGIOLO, BAKER requesting the Chapter 30, **DIVISION 4. DENSITY AND DIMENSIONAL CONTROLS**, be amended by deleting the present text of Sec. 30-15 (c) which provides protections for certain residential lots created prior to October 11, 1940, and substitute therefor new regulations applicable to all residential lots, which regulations are similar to the protections afforded lots for single and two-family residential use pursuant to G.L. c.40A, §6, including the requirement that such lots contain a minimum of 50 ft. of frontage and 5,000 sf ft of area in order to be built upon. The proposed amendments would also modify the existing regulations pertaining to adjoining residential lots held in common ownership after 1950 and to residential lots which have been modified as to lot size or shape due to lot line changes by deed or plan.
- #125-01 ALD. MANSFIELD & BAKER requesting that **Sec. 30-26. Alteration, etc., of structure when shape or size of lot is changed.** be amended by creating a new Section 30-26 with subsections (a) and (b). Subsection (a) will include the existing text of Sec.30-26 with proposed amendments. Subsection (b) will provide regulations amending and clarifying the dimensional controls of Sec. 30-15, Table 1 applicable to residential lots which have been modified as to size or shape by lot line changes by deed or plan.
- #126-01 ALD. MANSFIELD & BAKER requesting that **Sec. 30-21. Applicability of chapter to existing building; nonconforming uses; prior permits.** be amended by clarifying the provisions of 30-21(a)(1)a) to reflect the current practice of permitting alteration, reconstruction, extension, or structural change to a valid non-conforming single or two-family residential structure on a lot with substandard frontage or area provided that such alteration, reconstruction, extension, or structural change does not increase the nonconforming nature of the structure.

Respectfully submitted,

Ald. Brian Yates, Chairman