



CITY OF NEWTON, MASSACHUSETTS

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Setti D. Warren
Mayor

ZONING BOARD OF APPEALS

Norine Silton, Acting Clerk

The Zoning Board of Appeals will hold a public meeting on Tuesday, September 29, 2015 at 6:30 p.m. in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts on the following:

1. **#5-15** Philip Leung, Trustee of Pacific Home Realty Trust v. Newton Zoning Board of Appeals, Massachusetts Land Court Docket Number 15 MISC 000209. The purpose of the meeting is to be briefed on the litigation currently pending before the Massachusetts Land Court. Pursuant to G.L. c. 30A, s. 21(a)(3), the Board may vote to meet in Executive Session to discuss strategy with respect to litigation, if an open meeting may have a detrimental effect on the litigating position of the public body, and the chair so declares.
2. **#7-14** SEB Court Street, LLC, 73-83 Court Street in Newton, Massachusetts, request for a determination that the following changes: (1) reducing the total residential square footage from 64,745 to 62,800; (2) reducing the total gross basement/garage square footage from 18,920 to 18,450; (3) reducing the width of the front elevation by 18 feet; (4) reducing the west side retaining wall from 10 feet to +/- 4 feet; and (5) shifting the project driveway and entrance to the west side of the building (the Verizon parking lot side) to the comprehensive permit issued on November 25, 2014 to construct a thirty-six unit multi-family structure are insubstantial as defined by 760 CMR 56.07(4).

The Zoning Board of Appeals will hold a public hearing on Tuesday September 29, 2015 at 7:00 pm in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts on the following applications:

3. **#10-15** Herrick Road Realty Trust, applying for a ten foot variance from the front yard setback requirement of Section 30-15, Table 3 of the Newton Revised Zoning Ordinances in order to erect a three-story, mixed-use building on a lot located at 39 Herrick Road, Newton, MA, Ward 6, Section 61, Block 35, Lot 7, containing approximately 12,982 square feet of lot area in a Business 1 (BU1) Zoning District.
4. **#11-15** Citizens For Affordable Housing Development Organization, Inc. (CAN-DO) applying for a comprehensive permit pursuant to G.L. c. 40B §§ 20-23 to create two affordable housing units by rehabilitating the existing single family house and constructing one attached unit on the lot located at 54 Taft Avenue, Newton, MA, Ward 3, Section 34, Block 13, Lot 2, containing approximately 5,835 square feet of lot area in a Single Residence 3 (SR3), Zoning District.

The location of this meeting is accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, please dial 711.