



# 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 Hearing on **Tuesday, October 27, 2015 at 7:00p.m.** in the Aldermanic Chambers, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts on the following:

1. **#12-15** Faith Justice, 44 Churchill Street, Newton Massachusetts, pursuant to M.G.L. c. 40A, §§ 8, 15 and Article VII, Section 30-31 of Chapter 30 of the City of Newton Zoning Ordinance appeal of the Commissioner of Inspectional Services issuance of building permit #15040854 for the construction of two new townhouses on property located at 48 Churchill Street for the reason that the proposed structure violates the Floor Area Ratio (F.A.R.), front setback and open space requirements of the Zoning Ordinance.
2. **#7-14(2)** 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).
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.

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: [ifairley@newtonma.gov](mailto:ifairley@newtonma.gov) or (617) 796-1253. For Telecommunications Relay Service, please dial 711.