



# Land Use Committee Agenda

## City of Newton In City Council

Tuesday, October 13, 2020

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, October 13, 2020 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/88060067504> or call 1-646-558-8656 and use the following Meeting ID: 880 6006 7504

- #10-20(2)** **Petition to amend Council Order #10-20 to extend nonconforming FAR at 68 Manet Rd**  
MOHAMMED AND JOSEPHINE AREF petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct shed-roof dormers in the attic level to increase the habitable space that was approved by Special Permit #10-20, creating an FAR of .66 where .55 is allowed .53 exists and .65 was approved at 68 Manet Road, Ward 7, Chestnut Hill, on land known as Section 61 Block 12 Lot 10, containing approximately 6,300 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.2.3, 3.2.11, 1.5.4.G.1.b, 1.5.4.G.1.c of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #338-20** **Petition to allow detached oversized accessory apartment at 63 Bourne Street**  
ANNA LAVRINENKO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing detached garage and create a new detached accessory structure for an accessory apartment greater than 40% of the habitable space of the principal dwelling at 63 Bourne Street, Ward 4, Auburndale, on land known as Section 41 Block 09 Lot 09, containing approximately 11,355 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 6.7.1.E.1, 6.7.1.E.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #339-20** **Petition to allow garage exceeding 700 sq. ft. at 44 Billings Park**  
TIFFANY BARQAWI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a detached garage greater than 700 sq. ft. for more than three vehicles, further extending the nonconforming side setback in an accessory structure, to allow a dormer in excess of 50% of the wall plane below, creating an FAR of .69 where .40 is required and .56 exists at 44 Billings Park, Ward 7, Newton, on land known as Section 72 Block 08 Lot 15, containing

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require 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](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

approximately 9,014 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 3.4.2.B.1, 3.4.3.A.1, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2017.

**#317-20**      **Petition to extend nonconforming multi-family and height at 68 Chestnut Street**  
BRADEN HOUSTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend a nonconforming multi-family residential use in the BU1 district by adding one unit to the existing dwelling and two units within the existing carriage house structure, to further increase the nonconforming height, to further extend the nonconforming stories, to further extend the nonconforming side setback, to allow a retaining wall exceeding 4' in a setback, and to allow 1.25 parking stalls per unit at 68 Chestnut Street, Ward 3, West Newton, Section 31 Block 04 Lot 07, containing approximately 10,419 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 7.8.2.C.2, 4.1.3, 4.1.2.B.3, 5.1.4, and 5.4.2 of the City of Newton Rev Zoning Ord, 2017.

**#351-15(2)**      **Petition to amend Special Permit Council Order #351-15 at 1110 Chestnut Street**  
CHARLES ZAMMUTTO/1110 CHESTNUT STREET LLC petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to AMEND Special Permit Order #351-15 to allow changes to the site plan at 1110 CHESTNUT STREET, Ward 5, Newton Upper Falls, on land known as Section 51 Block 41 Lot 02, containing approximately 22,800 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 7.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Approved 7-0 (Auchincloss not Voting); Public Hearing Closed 08/04/2020 (90 Days 11-02-20)**

**#298-20**      **Petition to allow retaining wall in excess of 4' at 36 Walsh Road**  
ALEX LINKOV petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow a retaining wall in excess of 4' within the setback at 36 Walsh Road, Ward 8, Newton Centre, on land known as Section 84 Block 34 Lot 35, containing approximately 10,048 sq. ft. in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 5.4, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.  
**Land Use Approved 8-0; Public Hearing Closed 08/04/2020 (90 Days 11-02-20)**

**#341-20**      **Class 2 Auto Dealers License**  
KG Motors LLC  
1235 Washington Street  
West Newton, MA. 02465

Respectfully Submitted,

Richard A. Lipof, Chair