



Land Use Committee Agenda

City of Newton In City Council

Tuesday, November 24, 2020

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, November 24, 2020 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/87154556752> or call 1-646-558-8656 and use the following Meeting ID: 871 5455 6752

#426-20 Petition to exceed FAR at 39 Norwood Avenue

JOHN SHIELDS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to enlarge the existing garage and construct a single-story rear addition, creating an FAR of .42 where .37 exists and .38 is allowed at 39 Norwood Avenue, Ward 6, Newton Centre, on land known as Section 62 Block 01 Lot 29, containing approximately 10,417 sq. ft. of land in a district zoned SR2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9 of the City of Newton Rev Zoning Ord, 2017.

Please see the attached request to withdraw without prejudice

#340-20 Petition to allow three single-family attached dwelling units at 27 Winchester Road

27 WINCHESTER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow three single-family attached dwelling units, relocating the existing dwelling and construction two additional units, to allow greater than 36' in height, to allow a driveway within 10' of the side lot line and to allow retaining walls of four feet or more in height within the setback at 27 Winchester Road, Ward 1, Newton, on land known as Section 13 Block 05 Lot 07, containing approximately 15,833 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Please see the attached request to withdraw without prejudice

#425-20 Petition to allow accessory apartment and extend front setback at 146 Langley Road

BOGDAN AND MARIA PILAT petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition to accommodate an internal accessory apartment in excess of 1,000 sq. ft., extending the nonconforming front setback and to construct a three-car rear garage at 146

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Langley Road, Ward 6, Newton Centre, on land known as Section 61 Block 41 Lot 02, containing approximately 10,312 sq. ft. of space in a district zoned MR1. Ref: Sec. 7.3.3, 7.4, 6.7.1.D.2, 3.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#424-20 **Petition to extend nonconforming residential use at 336 Elliot Street/7 Hale Street**
YOGESH REDDY AND SUPRIYA SHEKAR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #222-01 to convert a commercial unit into a dwelling unit and construct additions, further extending the nonconforming first floor residential use in the BU1 district at 336 Elliot Street/7 Hale Street, Ward 5, Newton Upper Falls on land known as Section 51 Block 41 Lot 13, containing approximately 7,218 sq. ft. of land in a district zoned BU1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 7.8.2.C.2 of Chapter 30 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.

Respectfully Submitted,

Richard A. Lipof, Chair

ROSENBERG, FREEDMAN & LEE LLP
ATTORNEYS AT LAW

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*admitted in MA and NY

November 13, 2020

Richard Lipof, Chair
Land Use Committee
c/o Nadia Khan, Clerk
City Council
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

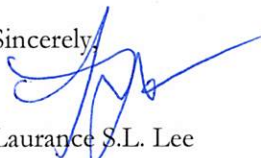
Re: 27 Winchester Road, Newton (#340-20)

Dear Chair Lipof:

On behalf of 27 Winchester LLC, the owner of 27 Winchester Road, and as Petitioner for the Special Permit Application for said property, please accept this letter as a formal request for a withdrawal of said Petition without prejudice.

Please call or email me with any questions. As always, thank you, for your help.

Sincerely,


Laurance S.L. Lee

Enclosures

cc: Katie Whewell, Senior Planner