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## City of Newton

### Legal Notice

**Tuesday, October 13, 2020**

Public hearings will be held on Tuesday, October 13, 2020, at 7:00 PM, before the Land Use Committee of the Newton City Council for the purpose of hearing the following petitions at which time all parties interested in the items shall be heard. Notice will be published Tuesday, September 29, 2020 and Tuesday, October 6, 2020 in The Boston Globe and Wednesday, October 7, 2020 in the Newton Tab, with a copy posted on the city's website at [www.newtonma.gov](http://www.newtonma.gov) and in a conspicuous place at Newton City Hall.

**Please Note: Due to the COVID-19 state of emergency, this meeting will be virtual and can be attended by desktop, laptop, tablet or phone by visiting the following link:**

<https://us02web.zoom.us/j/88060067504> or by calling +1 646 558 8656 US (New York) and using the Meeting ID: 880 6006 7504 a final agenda will be posted on Friday, October 9, 2020

<http://www.newtonma.gov/gov/aldermen/committees/landuse/2020.asp>. If the State of Emergency is terminated or if the Governor's Order suspending certain provisions of open meeting law is rescinded, this meeting will be held on the Second Floor of City Hall, 1000 Commonwealth Avenue, Newton. Please call the Clerk's office at 617-796-1210 for more information.

**#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.

**#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.

**#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.

**#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 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.

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