



CITY OF NEWTON, MASSACHUSETTS

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9:07 am, Sep 09, 2020

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

Adrianna Henriquez, Board Clerk

The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, September 23, 2020 at 7:00 pm. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 842 942 8454.

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us, click "Join a Meeting" and enter the following Meeting ID: 842 942 8454. Alternatively, the direct Zoom link to the meeting is <https://us02web.zoom.us/j/8429428454>.

To dial into the meeting via telephone, call in by dialing 1-646-558-8656 and use the Meeting ID: 842 942 8454#

AGENDA

Revised 9/8/2020

A public hearing of the Newton Zoning Board of Appeals will be held on Wednesday, September 23, 2020 at 7:00 p.m. on the following petitions:

1. **#02-20** Marry Grassmere Realty, LLC of 55 Washington Street, Newton, Massachusetts, pursuant to M.G.L. c. 40A, § 8, and 15, appealing the December 17, 2019 Notice of Zoning Violation issued by the Commissioner of Inspectional Services based on the existence of illegal apartments at 129 Grasmere Street. The Appellant contends that the violation order and decision of the Commissioner of Inspectional Services was improperly issued. The subject property is located at 129 Grasmere Street, Newton, Massachusetts, and consists of a 6,947 square foot lot. This property is located in a Single-Residence 3 District.
2. **#04-20** Dwight Brand and Diana Ivans, 1007 Walnut Street, Newton, Massachusetts, requesting a variance from the side setback requirement. The petitioners have constructed a covered patio resulting in a side setback of 7.2 feet, where 7.6 feet is required pursuant to Section 3.1.3 of the Newton Zoning Ordinance. The subject property consists of a 8,790 square foot lot in a Single Residence 2 (SR-2) zoning district.
3. **#09-18** 2Life Communities Inc. f/k/a Jewish Community Housing for the Elderly III, Inc., requesting to change the details of the Comprehensive Permit previously granted to the applicant on December 10, 2018, for a project located at 160 and 160R Stanton Avenue. The applicant proposes to add a 576 square foot shed on the project site, add a generator that was not shown on the approved site plan, and reduce the gross building area of the upper and lower additions by 1,450 square feet. This item will be heard for the purpose of determining whether the proposed changes to the Comprehensive Permit are substantial or insubstantial.

4. Review and approval of minutes for June 8, 2020 meeting

The location of this meeting is wheelchair 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/Sec. 504 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.