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City of Newton

Legal Notice

Tuesday, July 7, 2020

Public hearings will be held on Tuesday, July 7, 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, June 23, 2020 and Tuesday, June 30, 2020 in The Boston Globe and Wednesday, July 1, 2020 in the Newton Tab, with a copy posted on the city's website at 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/81318978360>

or by calling +1 646 558 8656 US (New York) and using the Meeting ID: 813 1897 8360 a final agenda will be posted on Friday, July 3, 2020 at:

<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If the State of Emergency is terminated or if the Governor's Order suspending certain provisions of open meeting law is rescinded, this meeting will be held on the Second Floor of City Hall, 1000 Commonwealth Avenue, Newton.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.

#262-20

Petition to allow accessory apartment and clubhouse in detached structure at 25 Paul St
25 PAUL STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert space in an existing detached accessory structure into an accessory apartment and clubhouse, to allow an accessory apartment greater than 40% of the total habitable space of the principal structure, to allow an accessory apartment in a detached structure that does not meet principal setbacks, to allow a neighborhood clubhouse and to further extend a nonconforming detached structure greater than 700 sq. ft. at 25 Paul Street, Ward 6, Newton Centre, on land known as Section 62 Block 13 Lot 06, containing approximately 15,000 sq. ft. in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 6.7.1.E.1, 3.4.1, 6.7.1.E.2, 3.2.3, 6.7.1.E.6, 3.4.3.A.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

#263-20

Petition to allow relief for FAR, garage size and dormer dimensions at 43 Prince Street
JOHN REICHENBACH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage and construct a 4,532 sq. ft. 2.5 story addition, to allow a garage in excess on 700 sq. ft., to allow a dormer that extends the second floor wall plane vertically, to allow a dormer greater than 50% of the wall plane below it, to allow a dormer within three feet of the intersection of the roofline and main building and to create an FAR of .23 where .26 is allowed and .16 exists at 43 Prince Street, Ward 3, West Newton, on land known as Section 32 Block 10 Lot 06, containing approximately 27,800 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 3.4.2.B.1, 1.5.4.G.2.a, 1.5.4.G.2.b, 1.5.4.G.2.c of the City of Newton Rev Zoning Ord, 2017.

#264-20

Petition to waive 2 parking stalls at 450 Lexington Street

BROOKS STALEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive two parking stalls to allow for a medical office use in the office building at 450 Lexington Street, Unit 203, Ward 4, Auburndale, on land known as Section 44 Block 25 Lot 04E, containing approximately 43,473 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 5.1.3.B, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

#265-20

Petition to exceed FAR and increase nonconforming height at 351 Otis Street

MASSIMILIANO MENOZZI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage and construct a 1,841 sq. ft., 2.5 story addition to the existing dwelling, increasing the nonconforming height and creating an FAR of .42 where .33 is allowed and .32 exists at 351 Otis Street, Ward 3, West Newton, on land known as Section 32 Block 03 Lot 15, containing approximately 18,681 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 of the City of Newton Rev Zoning Ord, 2017.
