



CITY OF NEWTON, MASSACHUSETTS

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RECEIVED
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Setti D. Warren
Mayor

ZONING BOARD OF APPEALS
Adrianna Henriquez, Board Clerk

POSTED
City Clerk

A public meeting will be held with the Newton Zoning Board of Appeals on Tuesday, January 24, 2017 at 6:30 PM in Room 205 to include: elections; any necessary briefing from the Law Department about items in litigation; and/or to adopt any changes to the City of Newton Rules of the Zoning Board of Appeals, effective January 26, 2016. Pursuant to G.L. c. 30A, s. 21(a)(3), the Board may vote to enter into executive session to discuss strategy with respect to litigation in the matter of 1615 Beacon Street LLC's application for a comprehensive permit and subsequent appeal to the Massachusetts Department of Housing and Community Development from the Board's invocation of the 1.5% general land area minimum, if an open meeting may have a detrimental effect on the litigating position of the Board and the Chairman so declares.

A public hearing will be held with the Newton Zoning Board of Appeals on Tuesday January 24, 2017 at 7:00 p.m., in the City Council Chambers room 207, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, Massachusetts on the following petition:

#9-16 Aedin Culhane and Simon French, 47 Glen Avenue and Joy Baron, 41 Glen Avenue Newton, Massachusetts, pursuant to M.G.L. c. 40A, § 8, and 15, appealing the November 1, 2016 issuance of a building permit by the Commissioner of Inspectional Services for construction of a two-family dwelling at 45 Glen Avenue, Newton, Massachusetts. The appellants contend that the building permit was improperly issued because: (1) the proposed dwelling would exceed the floor area ratio provision of the Newton Zoning Ordinances governing rear lots; (2) the subject property does not meet lot area requirements and is not eligible for an exemption due to a lot line change to the subject land arising from adverse possession of part of the subject land; and (3) that the reconstruction should be subject to City Council scrutiny under the City's "rear lot" review process. The subject property consists of a 11,294 foot lot in a Multi Residence (MR-1) district.

#8-16 1615 Beacon, LLC applying to the Zoning Board of Appeals of the City of Newton, Massachusetts, pursuant to General Laws, Chapter 40B, Section 20 through 23, as amended, for the issuance of a Comprehensive Permit authorizing the applicant to construct 23 apartment-style units and to renovate an existing 4-bedroom house, on land located at 1615 Beacon Street in Newton, Massachusetts. The project would provide six units which will serve households earning at or below 80% of area median income. The property is located in a Single Residence 2 District. This matter was continued from November 17, 2016 when the Board opened the public hearing in this matter.

Newton Tab

**Adrianna
Henriquez**

January 4th & 11th, 2017

Board Clerk

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.