



Land Use Committee Agenda

POSTED
City Clerk

City of Newton In City Council

RECEIVED

By City Clerk at 2:04 pm, Jun 02, 2017

Tuesday, June 6, 2017

7:00 PM
Chamber

#43-17

Special Permit to extend non-conforming two-family use at 893 Watertown Street
JAMES AND CAROL HOOPES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a single-story rear addition extending the existing non-conforming two-family use at 893 Watertown Street, Ward 3, West Newton, on land known as SBL 31014 0005, containing approximately 19,560 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Postponed to July 11, 2017

#101-17

Special Permit to extend nonconforming use at 46 Farwell Street
BRIAN MCDONALD/CONTINUOUS IMPROVEMENT REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing detached truck storage structure into a residential unit and continue the office use in the front structure, constituting two uses on site at 46 FARWELL STREET, Ward 3, Newtonville, on land known as SBL 21001 0014, containing approximately 8,529 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 5.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Postponed to June 22, 2017

#127-17

Special Permit to amend Special Permit for 170 Needham Street
ROCKLAND TRUST COMPANY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #229-13 to allow bank use at 170 Needham Street, Ward 8, on land known as Section 83, Block 028, Lot 002, containing approximately 27,178 sq. ft. of land in a district zoned MU1. Ref: 7.3.3, 7.4, 4.4.1 of the City of Newton Rev Zoning Ord, 2015.

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.

- #129-17** **Special Permit to reduce lot area by 4% at 19-21 Beaconwood Road**
LENTO DEVELOPMENT, LLC/KENNETH LENTO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze and replace a two-family structure and allow a 4% reduction to the required lot area after combining lots at 19-21 Beaconwood Road, Ward 8, on land known as Section 54, Block 22, Lot 0044 and Section 54, Block 022, Lot 0047, containing approximately 9,602 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 7.8.4.D.4, 7.8.4.D.5, 7.8.4.A of the City of Newton Rev Zoning Ord, 2015.
- #126-17** **Special Permit to extend nonconforming FAR and front setback at 208 Homer Street**
ADIL AND ALEXANDRA DIOURI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a new attached garage at basement level, family room on first floor and bathroom and closet space on the second floor, extending the nonconforming front setback increasing the nonconforming FAR from .52 to .61 where .41 is allowed at 208 Homer Street, Ward 6, on land known as Section 64 Block 019 Lot 0001, containing approximately 8,321 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.9, 7.8.2.C.2, 3.1.3 of the City of Newton Rev Zoning Ord, 2015.
- 7:45 PM**
Or Later
- #130-17** **Special Permit to exceed FAR at 164 Highland Avenue**
ROBERT AND CINDY LAUGHREA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish a portion of the rear dwelling, front porch and detached garage and construct a two-story rear addition and attached garage for more than three vehicles and in excess of 700 sq. ft. increasing the FAR to .28 where .27 is allowed and .19 exists at 164 Highland Avenue, Ward 2, on land known as Section 24, Block 12, Lot 20, containing approximately 22,230 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3, 7.4, 3.1.9, 3.4.2.C.1 of the City of Newton Rev Zoning Ord, 2015.
- #131-17** **Special Permit to allow parking stall in front setback at 54 Lakewood Road**
CAROLINE GENCO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow parking within 5' of the street, in the front setback at 54 Lakewood Road, Ward 6, on land known as Section 52 Block 018 Lot 0002, containing approximately 4,145 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 5.1.7.A of the City of Newton Rev Zoning Ord, 2015
- #128-17** **Special Permit to increase nonconforming FAR at 15 Ricker Road**
EMJ PRIME BUILD, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand units at the two family dwelling, claiming basement space for the first floor and attic space for the second floor by adding dormers, increasing the FAR from .90 to .93 where .58 is allowed and relocating a noncompliant deck, further decreasing the existing nonconforming open space at 15 Ricker Road, Ward 1, on land known as Section 71 Block 021 Lot 009, containing approximately 4,776 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3, 7.4, 3.2.11, 7.8.2.C.2, 3.2.3 of the City of Newton Rev Zoning Ord, 2015.

**8:15 PM
Or Later**

#38-17 Special Permit to exceed FAR at 1016 Centre Street

CLAUDINE GROSSMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to demolish an existing garage, structure and deck and to construct an attached two-car garage and indoor sport court, exceeding the maximum allowable FAR to .38 where .33 is allowed and .31 exists at 1016 Centre Street, Ward 7, Newton Centre, on land known as SBL 73049 0010, containing approximately 19,878 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9.A.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#125-17 Appointment to the BC Neighborhood Council

LYNN YETRA, 15 Rochester Road, Newton, appointed by the President of the City Council as the Boston College Law School Campus neighborhood representative to the BOSTON COLLEGE NEIGHBORHOOD COUNCIL for a term to expire 12/31/17.

Respectfully submitted,

Marc C. Laredo, Chair