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Land Use Committee Agenda

City of Newton In City Council

Tuesday, May 4, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, May 4, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/89223690070> or call 1-646-558-8656 and use the following Meeting ID: 892 2369 0070

- #105-21** **Petition to exceed FAR and extend non-conforming structure at 350 Woodward Street**
DANIEL SHANKS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second story side addition above an existing sunroom and a rear addition containing an attached garage and two and a half story addition above, exceeding the allowable FAR and extending the non-conforming 3.5 story structure at 350 Woodward Street, Ward 5, Waban, on land known as Section 54 Block 08 Lot 23, containing approximately 7,576 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #104-21** **Petition to extend non-conforming two-family use at 74-76 Cummings Road**
JOHN ARONE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the existing two-family dwelling into a single family and construct a second unit, extending the non-conforming two-family use, to allow extension of a non-conforming front setback and to exceed FAR at 74-76 Cummings Road, Ward 2, Newton Centre, on land known as Section 64 Block 03 Lot 40, containing approximately 17,528 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.
- #100-21** **Petition to allow free-standing sign and dimensional parking relief at 104 Needham St**
RK NEWTON LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to reconfigure the parking lot to increase the number of parking stalls, requiring dimensional relief and to allow a free-standing sign at 104 Needham Street, Ward 8, Newton Upper Falls, on land known as Section 83 Block 12 Lot 8, containing approximately 7,500 sq. ft. of land in a

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.

district zoned MIXED USE 2. Ref: Sec. 7.3.3, 7.4, 5.2.13.A, 5.2.13.B, 5.1.4, 5.1.13, 7.8.2.C.2, 5.1.8.A.1, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.C, 5.1.8.D.2, 5.1.8.E.1, 5.1.9, 5.1.10.A of the City of Newton Rev Zoning Ord, 2017.

#102-21 Petition to waive five parking stalls and allow increase in restaurant seating at 527 Waltham St/1293-1297 Washington Street

NEW TOWNE HOSPITALITY LLC D/B/A BLUEBIRD BAR & WOOD FIRED GRILL/KENMORE REALTY CORPORATION petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive five parking stalls and to amend Special Permit Board Orders #18-98 and #18-98(2) to allow an increase in number of restaurant seats at 527 Waltham Street (1293-1297 Washington Street) Ward 3, West Newton, on land known as Section 33 Block 11 Lots 13 and 12, containing approximately 17,867 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec 7.3.3, 7.4, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

#313-20 Amended Petition to extend nonconforming single-family dwelling at 12 Hanson Road

ESTHER DEZUBE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing single-family dwelling and construct a two-family dwelling, extending the nonconforming residential use in the BU1 zoning district, to allow extension and altering of a nonconforming side setback, to allow a structure with 28.4' in height and more than two stories at 12 Hanson Road, Ward 8, Newton Centre, on land known as Section 84 Block 15 Lot 03 containing approximately 7,829 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 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair