



City of Newton

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Legal Notice

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Thursday, October 13, 2016

Public hearings will be held on Thursday, October 13, 2016 at 7:00 PM, second floor, Newton City Hall 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, September 27, 2016 and Tuesday, October 4, 2016 in The Boston Globe and Wednesday, October 5, 2016 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.

- #287-16** **Special Permit Petition to allow rear lot subdivision at 57 Adams Avenue**
GENNARO AND GIUSEPPINA NICOLAZZO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to ALLOW A REAR LOT SUBDIVISION AND REDUCED FRONT SETBACK, dividing the lot and constructing a new single family on the rear lot while maintain the existing single family on the front lot at 57 Adams Avenue, Ward 4, West Newton, on land known as 44014 0012, containing approximately 22,122 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3, 7.4, 3.1.10, 3.1.5, 3.1.10.B.3.a of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #288-16** **Special Permit Petition to exceed FAR at 25 Stiles Terrace**
ALEXANDER P. SHEYNER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to INCREASE FAR by constructing a detached garage at 25 Stiles Terrace, Ward 7, Newton Centre, on land known as SBL 65004 0010, containing approximately 8,563 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.
- #289-16** **Special Permit Petition to extend nonconforming FAR at 35 Lenox Street**
JAMES BENINATI/35 LENOX STREET LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER EXTEND NONCONFORMING FAR by regrading the property to construct a two car garage in the existing basement space at 35 Lenox Street, Ward 3, West Newton, on land known as SBL 32047 0006, containing approximately 9,969 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.9.A.2, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.
- #290-16** **Special Permit Petition modify existing Special Permit at Finagle a Bagel**
NEWTON-FAB, LLC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER EXTEND NONCONFORMING USE and amend Special Permit #191-81(B) to allow an increase in bakery seating to 49 seats and waivers to signage at 47 Crescent St/77 Rowe St/Crescent St, Ward 4, Auburndale, on land known as SBL 44023 0016A, 44023 0016B, containing approximately 137,922 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: 7.3.3, 7.4, 7.8.2.C.2, 5.2.3, 5.2.8, 5.2.13.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#308-16 Special Permit Petition to further increase nonconforming setback at 79 Kenwood Ave

SURRENDRA DUDANI AND SHALINI SEN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to FURTHER INCREASE THE NONCONFORMING SETBACK by razing the existing 12'x22' detached garage and construct a 22'x22' detached garage, reducing the setback from 16.2' to 6.2' where 25' is required at Kenwood Avenue, Ward 6, Newton Centre, on land known as SBL 64 20 01, containing approximately 7,964 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.4, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#309-16 Special Permit Petition exceed FAR at 41 Woodlawn Drive

LINDA AND DAVID GILLESPIE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXCEED FAR to construct an addition to the basement and first level without the retaining wall as required to keep the FAR within by right limits at 41 Woodlawn Drive, Ward 7, Chestnut Hill, on land known as 63 05 27, containing approximately 8,000 sq. ft. of land in a district zoned SNGLE 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.

#310-16 Special Permit Petition exceed FAR at 20 Morton Road

DAVID AND LOUISA WEST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXCEED FAR to raze an existing detached garage and rear porch and construct a two-car attached garage, family room and new first floor kitchen and master bedroom above the garage at 20 Morton Road, Ward 2, Newton Centre, on land known as SBL 24 43 18, containing approximately 8,705 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

You may call the City Council Office at 617-796-1210 for information.