



## Land Use Committee Agenda

### City of Newton In City Council

Tuesday, December 13, 2016

**POSTED**  
City Clerk

**REVISED**

10:20 am, Dec 13, 2016

7:00 PM  
Chamber

**#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.

***Request for Extension of Time***

**#337-16**      **Special Permit Petition to construct accessory apartment and garage at 41 Dorset Rd**  
TIMOTHY LEARY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to CONSTRUCT AN ACCESSORY APARTMENT approximately 846 sq. ft. with dormer wider than 50% of the exterior wall below, above a three car garage at 41 Dorset Road, Ward 5, Waban, on land known as SBL 55010 0045, containing approximately 24,936 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 6.7.1.D, 3.4.3.A.4.c, 3.4.4.E.3, 1.5.4.G.2, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**#392-16**      **Special Permit to amend Special Permit #416-12(3) at Modern Barre**  
JULIA WILLIAMSON/WALLY ZAINOUN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend special permit #416-12(3) to allow for more than 3 customers at one time, expanded hours of operation and amend the previously approved site plan at 242-244 Commonwealth Avenue, Ward 7, Chestnut Hill, on land known as SBL 61, 13, 11, containing approximately 7,452 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

7:30 PM  
Or Later

**#391-16**      **Special Permit to further extend nonconforming 2-family use at 37-39 North Gate Park**

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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](mailto: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.

JOHN & MARGARET SPENCE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a first floor addition and enclose an existing deck, further extending the nonconforming two-family use and FAR at 37-39 North Gate Park, Ward 3, West Newton, on land known as SBL 34028 0008, containing approximately 8,020 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.

**#361-16 Special Permit Petition to exceed FAR at 642 Centre Street**

LISA AND JOSH SCHWARZBERG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to CONSTRUCT a 1,087 sq. ft. two-story addition to the front of house, resulting in an FAR of .49 where .38 exists and .39 is allowed at 642 Centre Street, Ward 1, Newton, on land known as SBL 72035 0002, containing approximately 9,600 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.

**#389-16 Special Permit to establish accessory apartment at 20 Metacomet Road**

REBECCA MILLER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an approximately 900 sq. ft. accessory apartment in the basement of a single family dwelling on a lot with less than 15,000 sq. ft. at 20 Metacomet Road, Ward 5, Waban, on land known as SBL 55005 0002, containing approximately 12,271 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 6.7.1.D, 6.7.1.F of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**8:00 PM  
Or Later**

**#390-16 Special Permit to extend nonconforming 3-story structure and FAR at 7 Manet Circle**

DAVID MORTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow three-story single-family structure and exceed FAR by adding side and rear additions at 7 Manet Circle, Ward 7, Chestnut Hill, on land known as SBL 63004 0031, containing approximately 12,706 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 1.5.4.D-F, 3.1.3, 7.8.2.C.2, 3.1.9.A.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

**#399-16 Special Permit to exceed FAR at 441 Ward Street**

YAKIR AND CHERYL LEVIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to add a 415 sq. ft. garage, creating an FAR of .42 where .39 is allowed at 441 Ward Street, Ward 7, Newton Centre, on land known as SBL 73030 0006, containing approximately 9,299 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.

**8:30 PM  
Or Later**

**2017 Auto Dealer License Renewals**

**Class 2**

- #410-16** STAN'S AUTOMOTIVE INC.  
249 Centre Street  
Newton Corner 02458
- #408-16** SAM'S AUTO CENTER  
875 Washington Street  
Newtonville 02460
- #404-16** NEWTON CENTRE SHELL, INC.  
1365 Centre Street  
Newton Centre 02459
- #401-16** LIFT THROTTLE AUTOMOTIVE, LLC  
64 Hillside Avenue  
West Newton 02465
- #406-16** OLD TIME GARAGE LTD.  
1960 Washington Street  
Newton Lower Falls 02462
- #400-16** AUCTION DIRECT PREOWNED  
1545 Washington Street  
West Newton 02465
- #402-16** MAP DEVELOPMENT & INVESTMENTS  
d/b/a CHRISTIAN TAPIA/MASTER USED  
CARS of WATERTOWN  
175 North Street  
Newtonville 02460
- #405-16** NTC-NEWTON TRADE CENTER  
103 Adams Street  
Nonantum 02458
- #409-16** ROBERT'S TOWING, INC.  
926r Boylston Street  
Newton Highlands 02461
- #403-16** NEWTON AUTO GROUP, INC.  
1235 Washington Street  
West Newton 02465
- #407-16** REGANS INC.  
2066 Commonwealth Avenue

Auburndale 02466

**#411-16** JOHN BORTONE d/b/a ENZO'S AUTO SALES  
10 Hawthorn Street  
Nonantum 02458

**#412-16** JOHN & CATALINA BORTONE  
d/b/a VELOCITY MOTORS  
14 Hawthorn Street  
Nonantum 02458

JOHN BORTONE d/b/a ENZO'S AUTO SALES  
10 Hawthorn Street  
Nonantum 02458

NEW ENGLAND MOTOR MART, INC.  
1221-1229 Washington Street  
West Newton 02465

R.J.S. SERVICE, INC.  
361 Washington Street  
Newton Corner 02458

**Class 2 & 3**

**#413-16** ECHO BRIDGE SALVAGE CO.  
16-24 Maguire Court  
Newtonville 02460

**#414-16** SCHIAVONE BROTHERS, INC.  
16-24 Maguire Court  
Newtonville 02460

**Respectfully submitted,**

**Marc C. Laredo, Chair**