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Land Use Committee Agenda

City of Newton In City Council

Tuesday, October 12, 2021

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, October 12, 2021 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/82345771086> or call 1-646-558-8656 and use the following Meeting ID: **823 4577 1086**

- #334-21** **Petition to exceed FAR and allow oversized dormer at 52 Ashton Avenue**
CHURCHILL GEORGE YONG AND JOIA RAMCHANDANI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to exceed the allowable FAR by constructing a new, one-story single-car garage with a dormer in excess of 50% of the exterior wall below at 52 Ashton Avenue, Ward 6, Newton Centre, on land known as Section 64 Block 24 Lot 07, containing approximately 8,768 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2017.
- #353-21** **Petition to extend nonconforming three-story structure at 173 Allen Avenue**
MEGAN AND MATTHEW FEINBERG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a front addition and three-story rear addition, extending the nonconforming three-story structure at 173 Allen Avenue, Ward 5, Waban, on land known as Section 53 Block 22 Lot 10, containing approximately 13,776 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.
- #427-20** **Petition to allow a rear-lot subdivision at 41 Washington Street**
JOSEPH AND SHEILA KEEGAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a rear lot subdivision to create two lots, abandon the two-family use in the existing structure and construct a single-family on the rear 12,000 sq. ft. lot, extending the existing non-conforming side setback at 41 Washington Street, Ward 1, Newton, on land known as Section 71 Block 29 Lot 07, containing approximately 25,902 sq. ft. of land in a district zoned

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.

SINGLE RESIDENCE 3. Ref: 7.3, 7.4, 3.1.5, 3.1.10, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#101-21 **Petition to allow single-family attached dwelling units at 667 Boylston Street**
CZ FLEET, LLC/MINGZONG ZOU petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow four single-family attached dwellings in two buildings, to allow reduced front and rear setbacks, to allow parking in the side setback and to allow a driveway within ten feet of the side lot line at 667 Boylston Street, Ward 6, Newton Centre, on land known as Section 52 Block 29 Lots 40 and 41 containing approximately 16,959 sq. ft. of land in a district zoned MULTI-RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 5.1.7.A, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#335-21 **Petition to allow three single-family attached dwellings at 10-12 Mechanic Street**
CATHERINE AND PHILIP WESALOWSKI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to combine two lots and replace an existing three-unit multi-family dwelling with three single-family attached dwelling units, to reduce the required lot area, to reduce lot area per unit, to increase allowed lot coverage, to reduce side setbacks, to allow a three-story structure, to allow a driveway within 10' of the side lot line, to allow parking within 20' of the side and rear lot lines, to allow for reduced driveway width and to allow retaining walls of four feet or more in height within a setback at 10-12 Mechanic Street, Ward 5, Upper Falls, on land known as Section 51 Block 31 Lots 04 and 05, containing approximately 9,964 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 6.2.3.B.2, 5.1.7.C, 5.1.13, 5.4.2.B of the City of Newton Rev Zoning Ord, 2017.

#338-21 **Class 2 Auto Dealer License**
CITY OF NEWTON
1000 Commonwealth Avenue
Newton, MA. 02458

#339-21 **Class 2 Auto Dealer License**
UNITED AUTO CENTER INC
454 Watertown Street
Newton, MA. 02460

Respectfully Submitted,

Richard A. Lipof, Chair