



## **City Council Actions**

### **In City Council**

**Monday, January 1, 2018**

**Present:** Councilors Albright, Auchincloss, Baker, Brousal-Glaser, Ciccone, Cote, Crossley, Danberg, Downs, Greenberg, Grossman, Kelley, Krintzman, Lappin, Leary, Lipof, Markiewicz, Noel, Norton, Rice, Schwartz & Laredo.

**Absent:** Councilors Gentile & Kalis.

**The City Council voted without discussion 22 Yeas, 2 Absent (Councilors Gentile & Kalis) to Approve the following items:**

#### **Referred to Committee of the Whole**

- #1-18**            **Acceptance of Rules and Orders**
- #2-18**            **Election of a President. Marc Laredo**
- #3-18**            **Election of a Vice President. David Kalis**
- #4-18**            **Election of a President Emeritus. R. Lisle Baker**
- #5-18**            **Assignment of Seats.**
- #6-18**            **Appointment of Susan Dzikowski as the City Comptroller**  
Appointment of Susan Dzikowski as the City Comptroller as recommended by the 2016-2017 City Council.
- #7-18**            **Appointment of David A. Olson as the City Clerk/Clerk of the Council**  
Appointment of David A. Olson as the City Clerk/Clerk of the Council as recommended by the 2016-2017 City Council.

**Public Hearings were assigned for the following Docket Items:**

**Public Hearing assigned for January 9, 2018**

- #18-18**            **Special Permit Petition to allow oversized dormer at 165 Harvard Street**  
**DIEGO TEBALDI** petition for **SPECIAL PERMIT/SITE PLAN APPROVAL** to allow dormer greater than 50% of the exterior wall below it at 165 Harvard Street,

Ward 2, Newtonville, on land known as Section 22, Block 23, Lot 2, containing approximately 9,273 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 1.5.4.G.2, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 9, 2018**

**#19-18 Special Permit Petition to extend non-conforming use at 307-309 Lexington Street**

LESVOS PROPERTIES LLC./MARIA BANIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the non-conforming use to allow reconfiguration of the existing two-family dwelling into one unit and adding a second two-story attached dwelling unit at 307-309 Lexington Street, Ward 4, Auburndale, on land known as Section 41, Block 30, Lot 36 and Section 41, Block 30, Lot 37, containing approximately 15,216 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 the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 9, 2018**

**#20-18 Special Permit Petition to extend non-conforming commercial use at 203 Elliot St**

BRICE BEN HOBBS AND REBECCA BELLA WANGH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the non-conforming commercial use, extend the non-conforming front setback, extend the non-conforming side setback and exceeding the maximum FAR by extending the commercial use from retail to an art studio and constructing a second floor residence at 203 Elliot Street, Ward 5, Newton Upper Falls, on land known as Section 51, Block 18, Lot 4, containing approximately 4,164 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.4, 7.8.2.C.2, 3.2.3, 3.2.11 of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 9, 2018**

**#21-18 Special Permit Petition to exceed FAR at 43 Fisher Avenue**

DOUGLAS WHITAKER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a first floor kitchen and mudroom and second floor bedroom and bath after razing the existing first floor bump out, creating an FAR of .47 where .44 is allowed and .40 exists at 43 Fisher Avenue, Ward 6, Newton Highlands, on land known as Section 52 Block 13 Lot 06, containing approximately 7,430 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9.A.2 of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 9, 2018**

**#22-18 Special Permit Petition to allow oversized dormer and office at 9 Crofton Road**

JOSEPH AND KELLY ROGERS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the second level of an existing detached garage structure for home

business office use and construct a dormer greater than 50% of the wall below it, on the detached garage structure at 9 Crofton Road, Ward 5, Waban, on land known as Section 55, Block 14, Lot 13, containing approximately 38,197 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 1.5.4.G.2, 1.5.4.G.2.b, 6.7.3.B.1.k.iv of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 23, 2018**

**#23-18** **Special Permit Petition to allow three-unit multi-family at 19-21 Orchard Street**  
DAVID OLIVERI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for a three-unit multi-family dwelling with basement level garage in excess of 700 sq. ft. and waivers to allow parking in the front setback, a driveway width in excess of 20', reduced parking stall depth and a retaining wall greater than 4' in a setback at 19-21 Orchard Street, Ward 1, Newton, on land known as Section 71 Block 16 Lot 1, containing approximately 12,320 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 3.4.2.C.1, 5.1.13, 5.1.7.B.2, 5.1.7.A, 5.1.7.C, 5.4.2.B of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 23, 2018**

**#24-18** **Special Permit Petition to extend nonconforming use at 4-6 Middle Street**  
ALFREDO CEDRONE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the nonconforming three-family use to allow four units, legalize noncompliant lot area per unit, waive perimeter screening requirements, waive lighting and surface requirements, to allow tandem parking, parking within the side setback, reduced aisle and driveway known as Section 12, Block 1, Lot 15, containing approximately 11,297 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, 3.2.6, 5.1.8.A.1, 5.1.13, 5.1.8.B.2, 5.1.8.C.1, 5.1.8.D.1, 5.1.8.E.1, 5.1.9, 5.1.10 of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 23, 2018**

**#25-18** **Special Permit Petition to increase non-conforming FAR at 45 Beethoven Ave**  
MATTHEW AND MICHELLE ZISOW petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a single story rear addition extending the nonconforming FAR to .43 where .35 is allowed and .41 exists at 45 Beethoven Avenue, Ward 5, Waban, on land known as Section 53, Block, 15, Lot 29, containing approximately 15,000 sq. ft. of land in a district zoned SINGLE RESEIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 23, 2018**

**#26-18** **Special Permit Petition to allow attached dwellings at 20 Dale St/19 Simpson Terr**  
SCOTT ROSS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition, creating two attached dwelling units, allowing waivers to the lot area requirements and lot area per unit requirements, to reduce the side setback

requirement, to reduce the lot coverage requirement, to allow a driveway within 10' of a side lot line and to allow parking within 20' of a side lot line at 20 Dale Street/19 Simpson Terrace, Ward 2, Newtonville, on land known as Section 22, Block 14, Lot 03, containing approximately 5,968 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 3.2.4, 6.2.3.B.2 of the City of Newton Rev Zoning Ord, 2015.

**Public Hearing assigned for January 23, 2018**

**#27-18 Special Permit Petition to extend non-conforming lot coverage at 1771 Washington St**

HENSON AND SANDY TSAO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story addition with family room and master bedroom, decreasing the existing non-conforming lot coverage at 1771 Washington Street, Ward 4, Auburndale, on land known as Section 43, Block 39, Lot 10, containing approximately 15,021 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2015.