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Land Use Committee Agenda

City of Newton In City Council

Tuesday, January 11, 2022

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, January 11, 2022 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/85887551506> or call 1-646-558-8656 and use the following Meeting ID: **858 8755 1506**

- #8-22** **Class 2 Auto Dealer License**
JAPAN AUTO SERVICES
1205 Washington Street
Newton, MA 02465

- #9-22** **Class 2 Auto Dealers License**
REGANS INC.
2066 Commonwealth Avenue
Auburndale, MA 02466

- #10-22** **Class 2 Auto Dealers License**
NEWTON AUTO GROUP, INC.
182 Brookline Street
West Newton, MA 02459

- #11-22** **Class 2 Auto Dealers License**
ROBERT'S TOWING, INC.
926r Boylston Street
Newton Highlands, MA 02461

- #12-22** **Class 2 Auto Dealers License**
KC AUTO

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.

55 Farwell Street
Newtonville MA 02460

- #13-22** **Class 2 Auto Dealer License**
AUCTION DIRECT PREOWNED
1545 Washington Street
West Newton, MA 02465
- #14-22** **Class 2 Auto Dealers License**
OLD TIME GARAGE LTD.
1960 Washington Street
Newton Lower Falls, MA 02462
- #15-22** **Class 1 Auto Dealer License**
NEWTON CENTRE SHELL
1365 Centre Street
Newton, MA 02459
- #16-22** **Class 2 Auto Dealers License**
MOTOR CARS OF BOSTON, INC
1191 Washington Street
West Newton, MA 02465
- #17-22** **Class 1 Auto Dealer License**
MAG RETAIL HOLDINGS – CJ LLC. D/B/A MCGOVERN CHRYSLER JEEP DODGE RAM
777 Washington Street
Newton, MA 02460
- #18-22** **Class 2 Auto Dealers License**
MAP DEVELOPMENT & INVESTMENTS
d/b/a CHRISTIAN TAPIA/MASTER USED
CARS of WATERTOWN
175 North Street
Newtonville, MA 02460
- #19-22** **Class 2 Auto Dealers License**
STAN'S AUTOMOTIVE INC.
249 Centre Street
Newton Corner, MA 02458
- #20-22** **Class 2 Auto Dealers License**
VELOCITY MOTORS
14 Hawthorn Street
Nonantum, MA 02458

- #21-22** **Class 2 Auto Dealers License**
ENZO'S AUTO SALES
10 Hawthorn Street
Nonantum, MA 02458
- #30-22** **Class 1 Auto Dealers License**
VILLAGE MOTORS GROUP INC DBA HONDA VILLAGE
371 Washington Street
Newton, MA 02458
- #31-22** **Class 2 Auto Dealers License**
UNITED AUTO CENTER INC
454 Watertown Street
Newton, MA 02460
- #32-22** **Class 2 Auto Dealers License**
JACOB & ASSOCIATES
1232 Washington Street
Newton, MA 02465
- #22-22** **Petition to extend nonconformities at 265 Upland Avenue**
MARCO ROTONDO AND JENNIFER BEHR petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a garage accommodating two garage stalls in the dwelling while maintaining the two stalls in the detached garage for a total of four stalls at 265 Upland Avenue, Ward 8, Newton, on land known as Section 83 Block 27 Lot 28, containing approximately 25,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.4.E.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #23-22** **Petition to extend nonconformities, to further extend nonconforming FAR and lot coverage at 961 Walnut Street**
OSCAR ESCOBAR/PROPERTYVELOMENT, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a garage accommodating more than three vehicles with a ground floor area exceeding 700 sq ft, to raze the existing dwelling and construct a new single-family dwelling on the same foundation and allow an oversized dormer at 961 Walnut, Ward 6, Newton, on land known as Section 52 Block 14 Lot 01, containing approximately 1588 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.2.3, 7.8.2.C.2, 3.2.11, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #24-22** **Petition to allow more than 700 square feet of total garage area and for oversized dormers at 22 Kirkstall Road**
BRENDAN J. SMITH AND COURTNEY A. KAIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing garage and construct a larger garage exceeding the maximum square footage of garage area of 22 Kirkstall Road Ward 2, Newton, on land known as Section 22 Block 21 Lot 47, containing approximately 33,843 sq. ft. of land in a

district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.4.4.E.1, 1.5.4.G.2.a, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#25-22 Petition to further increase nonconforming FAR and further extend a nonconforming two-family use at 22-24 Milo Street

JESSICA DOWLING petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct dormer additions in the attic level which will further extend the nonconforming two-family dwelling and will further increase the nonconforming FAR of 22-24 Milo Street, Ward 3, Newton, on land known as Section 44 Block 04 Lot 4A, containing approximately 6106 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#26-22 Petition to request variances from side setback and garage door width requirements and to exceed maximum FAR at 14 Crystal Street

JEFF FREEDMAN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing garage and construct a new attached garage exceeding the maximum FAR and requiring setback and door width variances at 14 Crystal Street, Ward 6, Newton, on land known as Section 62 Block 07 Lot 08, containing approximately 11,640 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.4.4.C.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair