



CITY OF NEWTON, MASSACHUSETTS

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RECEIVED
By City Clerk at 2:17 pm, Jan 13, 2022

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS
Heather Zaring, Interim Board Clerk

POSTED
City Clerk

The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, January 26, 2022 at 7:00 pm.

To view and participate in this meeting using Zoom, click this link: <https://us02web.zoom.us/j/89730188672> or call 1-646-558-8656 and use the Meeting ID: 897 3018 8672

AGENDA

A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, January 26, 2022 at 7:00 p.m. on the following petitions:

1. Elections; discuss and/or adopt changes to the City of Newton Rules of the Zoning Board of Appeals, effective January 1, 2019; any necessary briefing from the Law Department about items in litigation.
2. **#09-21** David and Suzanne Wakefield of 229 Bellevue Street, Newton, Massachusetts, requesting to amend two previously granted variances (#87291 and #9-11) to allow a 3.6 foot front setback for a detached structure. The petitioner seeks to raze and reconstruct a detached garage. The subject property is located at 229 Bellevue Street within a Multi-Residence 1 (MR-1) zoning district and consists of a 9,700 square foot lot improved with a single family dwelling.
3. **#10-21** Jeff and Jane Freedman of 14 Crystal Street, Newton, Massachusetts, requesting a variance from Section 3.1.3 & Section 3.4.4.C.3 of the Newton Zoning Ordinance to reduce the required side setback to 3.4 feet where 7.5 feet is required and to allow an 18-foot wide double garage door on a front facing garage. The petitioner seeks to raze and reconstruct an existing attached garage. The subject property is located at 14 Crystal Street within a Single-Residence 2 (SR-2) zoning district and consists of a 11,640 square foot lot improved with a single family dwelling.
4. **#01-20** CPC Land Acquisition Company, LLC requesting to change the details of the Comprehensive Permit previously granted to the applicant on June 17, 2020, for a project located at 15 Riverdale Avenue in Newton, Massachusetts that consists of 51 affordable housing units. The applicant proposes to make minor elevation and material changes and to modify its Transportation Demand Management Plan. Pursuant to 760 CMR 56.05(11), this item will be heard for the purpose of determining whether the proposed change is substantial or insubstantial.
5. Review and approval of minutes for November 17, 2021 meeting.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.