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REVISED  
1:21 pm, Feb 11, 2022

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CITY OF NEWTON, MASSACHUSETTS

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Ruthanne Fuller  
Mayor

ZONING BOARD OF APPEALS  
Heather Zaring, Interim Board Clerk

The Zoning Board of Appeals will hold this meeting as a virtual meeting on Wednesday, February 23, 2022 at 7:00 pm.  
To view and participate in this meeting using Zoom, click this link: <https://us02web.zoom.us/j/84207051653> or call 1-646-558-8656 and use the Meeting ID: 842 0705 1653

REVISED AGENDA  
2/11/22

A public hearing of the Newton Zoning Board of Appeals will be held virtually via Zoom on Wednesday, February 23, 2022 at 7:00 p.m. on the following petitions:

1. #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.
2. #02-22 Tarun and Anuradha Bhalla of 943 Boylston Street, Newton, Massachusetts, pursuant to M.G.L. c. 40A, § 8, and 15, appealing the December 14, 2021 Notice of Violation issued by the Commissioner of Inspectional Services for operating an illegal lodging house in violation of Section 3.4.1 and 6.2.7.B of the Newton Zoning Ordinance at 64 Brooks Avenue, Newton, Massachusetts. The subject property is located at 64 Brooks Avenue within a Multi-Residence 1 (MR-1) zoning district and consists of 6,336 square foot lot.
3. #09-19(2) Dunstan East, LLC requesting to change the details of the Comprehensive Permit previously Pgranted on July 8, 2020, as amended by an Amended and Restated Comprehensive Permit granted on September 9, 2021, for a mixed-use project located in the Business 2 Zoning District at 1149, 1151, 1157, 1169, 1171-1173, 1179, and 1185 Washington Street, 12, 18, 24, and 25 Kempton Place, and 32 and 34 Dunstan Street in Newton, Massachusetts consisting of three buildings containing 302 residential units, 7,771 square feet of commercial space, and 338 parking stalls. The applicant proposes a reduction of 10 units and 4 parking stalls, an increase of 138 square feet of commercial space, and a change to the infiltration and inflow fee calculation. Pursuant to 760 CMR 56.05 (11), this item will be heard for the purpose of determining whether the proposed changes constitute substantial or insubstantial changes.
4. Review and approval of minutes for January 26, 2022 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](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.