



Land Use Committee Agenda

City of Newton In City Council

Tuesday, March 1, 2022

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, March 1, 2022 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/88483076135> or call 1-646-558-8656 and use the following Meeting ID: 884 8307 6135

Note: Please see the attached request to withdraw the following petition without prejudice:

- #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.
- #118-22** **Petition to amend Special Permit #18-15 at 17 Cushing Street**
DAN MARX AND BETH SLIVERBERG petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #18-15 to construct a single story addition consisting of an internal accessory apartment, resulting in an increase of FAR from .34 to .45 where .50 was previously approved, and to construct a detached two-car garage at 17 Cushing Street, Ward 6, Newton, on land known as Section 52, Block 27, Lot 10, containing approximately 8640 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #119-22** **Petition to amend Special Permit #187-94 at 15 Roberts Avenue**
MICHAEL KUCZEWSKI petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #187-94 to construct a rear porch with living space above adding 182 sq. ft.

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.

to the existing footprint of the house, replacing a nonconforming rear deck with an enclosed 36 sq. ft. basement access, adding a heat pump compressor and replacing the front entrance with an open entry stair and landing at 15 Roberts Avenue, Ward 2, Newton, on land known as Section 21, Block 33, Lot 10, containing approximately 5081 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

#157-22 Petition to extend nonconforming front setbacks at 4 Clarendon Street

VENKATESA RAVI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second-story addition, vertically extending the nonconforming front setbacks on a corner lot at 4 Clarendon Street, Ward 2, Newton, on land known as Section 22 Block 09 Lot 01, containing approximately 5823 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 of the City of Newton Rev Zoning Ord, 2017.

#158-22 Petition to reconstruct and extend nonconforming two-family use at 68 Evergreen Avenue

CAROL QUINN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to extend the legally nonconforming two-family residential dwelling in the SR3 district by razing and reconstructing the existing structure at 68 Evergreen Street, Ward 4, Newton, on land known as Section 41 Block 04 Lot 11, containing approximately 12,271 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 of the City of Newton Rev Zoning Ord, 2017.

#176-22 Class 2 Auto Dealer License

NEWTON COLLISION, INC. d/b/a GM AUTO BODY
64 Crafts Street
Newton, MA. 02458

Respectfully Submitted,

Richard A. Lipof, Chair

#26-22

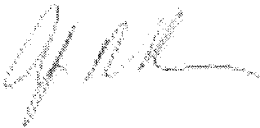
Jeff and Jane Freedman
14 Crystal St.
Newton, MA 02459

February 10, 2022

Dear City Council Members,

After further consideration of our garage project at 14 Crystal Street in Newton, we are adjusting our plans so that they comply with all city ordinances, and will no longer need any special permits or variances to proceed. Therefore, please accept this as notice to withdraw petition #26-22 for 14 Crystal Street.

Thank you,

A handwritten signature in black ink, appearing to read "Jeff Freedman", written in a cursive style.

Jeff Freedman