



Land Use Committee Agenda

City of Newton In City Council

Tuesday, April 12, 2022

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, April 12, 2022 at 7:00 pm that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://us02web.zoom.us/j/89137084604> or call 1-646-558-8656 and use the following Meeting ID: 891 3708 4604

#218-22 Petition to amend an approved Comprehensive Sign Package and Special Permit #417-12(2) at The Street

CHESTNUT HILL SHOPPING CENTER, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #417-12(2) to allow an updated Comprehensive Sign package to include relief as follows; to allow free standing signs, to allow a free standing sign exceeding 100 square feet, and to waive the definition and maximum size of directional signs at 1-55 Boylston Street, Ward 7, Chestnut Hill, on land known as Section 63 Block 37 Lots 25 and 26 in a district zoned BUSINESS 4. Ref: Sec. 7.3.3, 7.4, 5.2.13.A, 5.2.13.B, 5.2.3, 5.2.8 of the City of Newton Rev Zoning Ord, 2017.

#219-22 Request to allow a detached accessory apartment at 88 High Street

CHENG BIN ZHANG petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert a detached garage to an accessory apartment that reduces side and front setback requirements at 88 High Street, Ward 5, Section 51 Block 05 Lot 05, containing approximately 10, 352 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 6.7.1.E.1, 6.7.1.E.5, 3.2.3 of the City of Newton Rev Zoning Ord, 2017.

#220-22 Request to exceed FAR, extend a nonconforming rear setback and allow a retaining wall exceeding 4 feet within a setback at 42 Oakwood Road

LAUREN KOHL AND DANIEL KOLODNER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story addition and single story one-car garage addition, exceeding the

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.

maximum allowed FAR, reducing the required setback and to construct a retaining wall within a setback exceeding the maximum allowed height at 42 Oakwood Road, Ward 2, Section 22 Block 29 Lot 06, containing approximately 6610 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, 5.4.2.B of the City of Newton Rev Zoning Ord, 2017.

#221-22

Petition to allow a garage greater than 700 sq. ft. at 244 Dudley Road

RUIHUA GU petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a new garage greater than 700 sq. ft. with accommodation for more than three vehicles, and to waive end stall maneuvering space at 244 Dudley Road, Ward 8, Newton, on land known as Section 82 Block 04 Lot 22, Ward 8, containing approximately 267,786 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.4.E.1, 3.4.4.H.1, 5.1.8.B.5, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

#222-22

Request to exceed FAR and to allow a three-story single-family dwelling at 115 Elinor Road

PHOEBE AND ANDREW LAMUDA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing structure and construct a three-story single-family dwelling, exceeding the maximum allowed FAR at 115 Elinor Road, Ward 6, Section 81 Block 34 Lot 23, containing approximately 10, 352 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair