

1090 WALNUT STREET

Newton Highlands, MA

Presentation to:

LAND USE COMMITTEE
Newton City Council

SPECIAL PERMIT / SITE PLAN APPROVAL

Zoning Relief Required:

5.1.7.A & 7.8.2.C.2

Request to allow an additional parking stall in the front setback [S.P. per 7.3.3]

5.1.7.C & 7.8.2.C.2

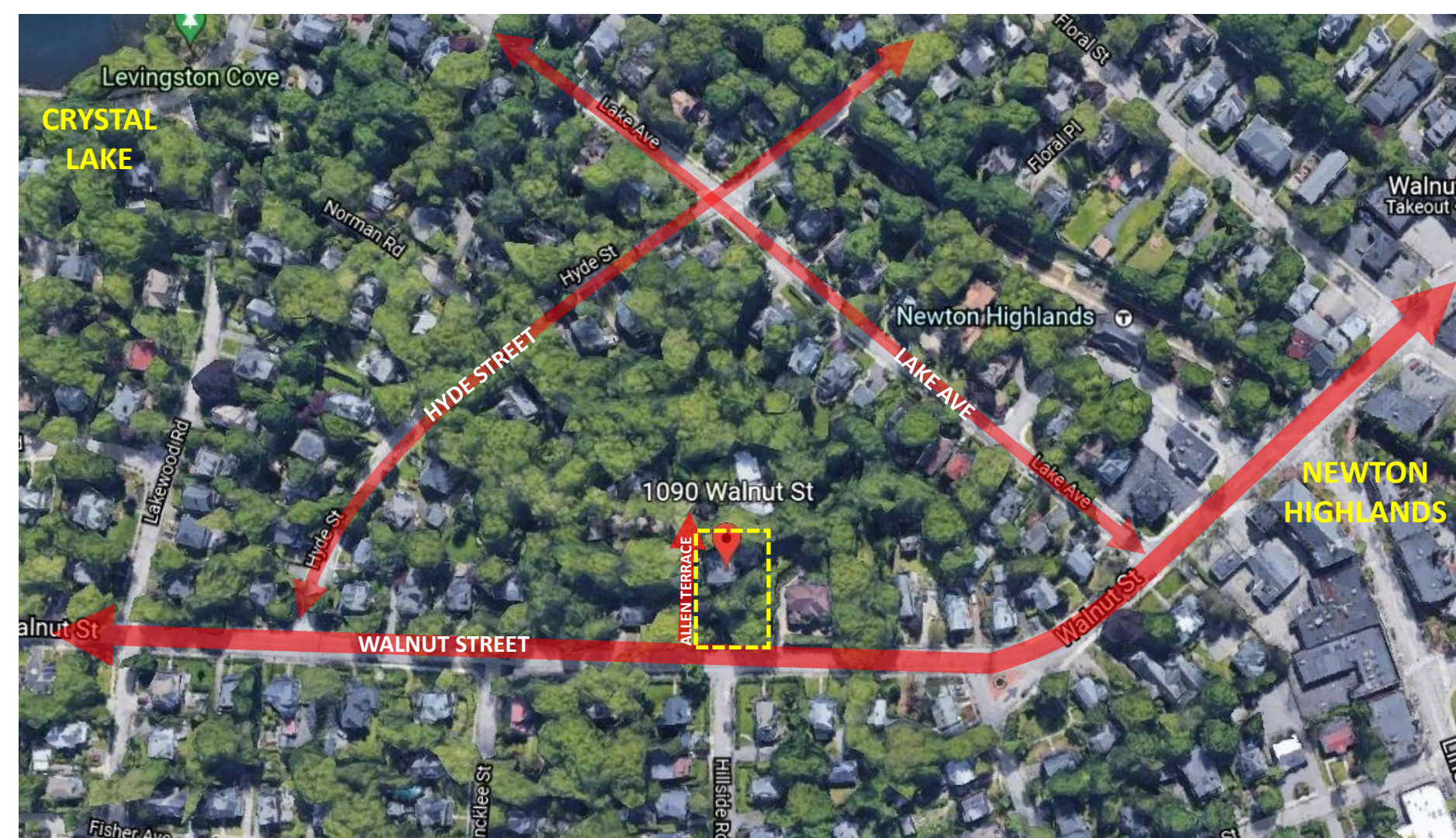
Request to further extend a nonconforming driveway entrance width [S.P. per 7.3.3]

Michael A. Wang, AIA, LEED AP BD+C

President, Board of Trustees
1090 Walnut Street Condo Trust

3 May 2022

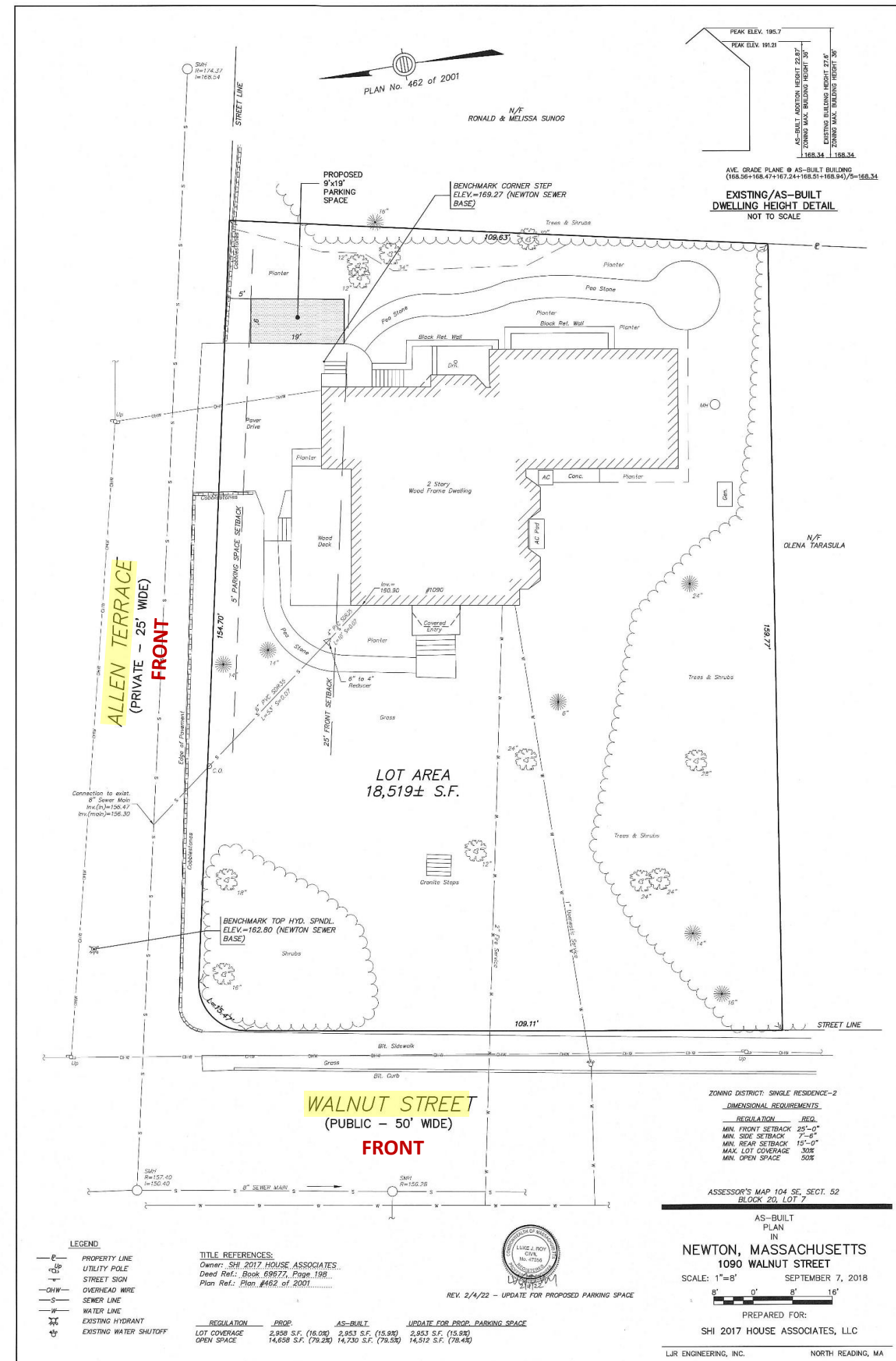


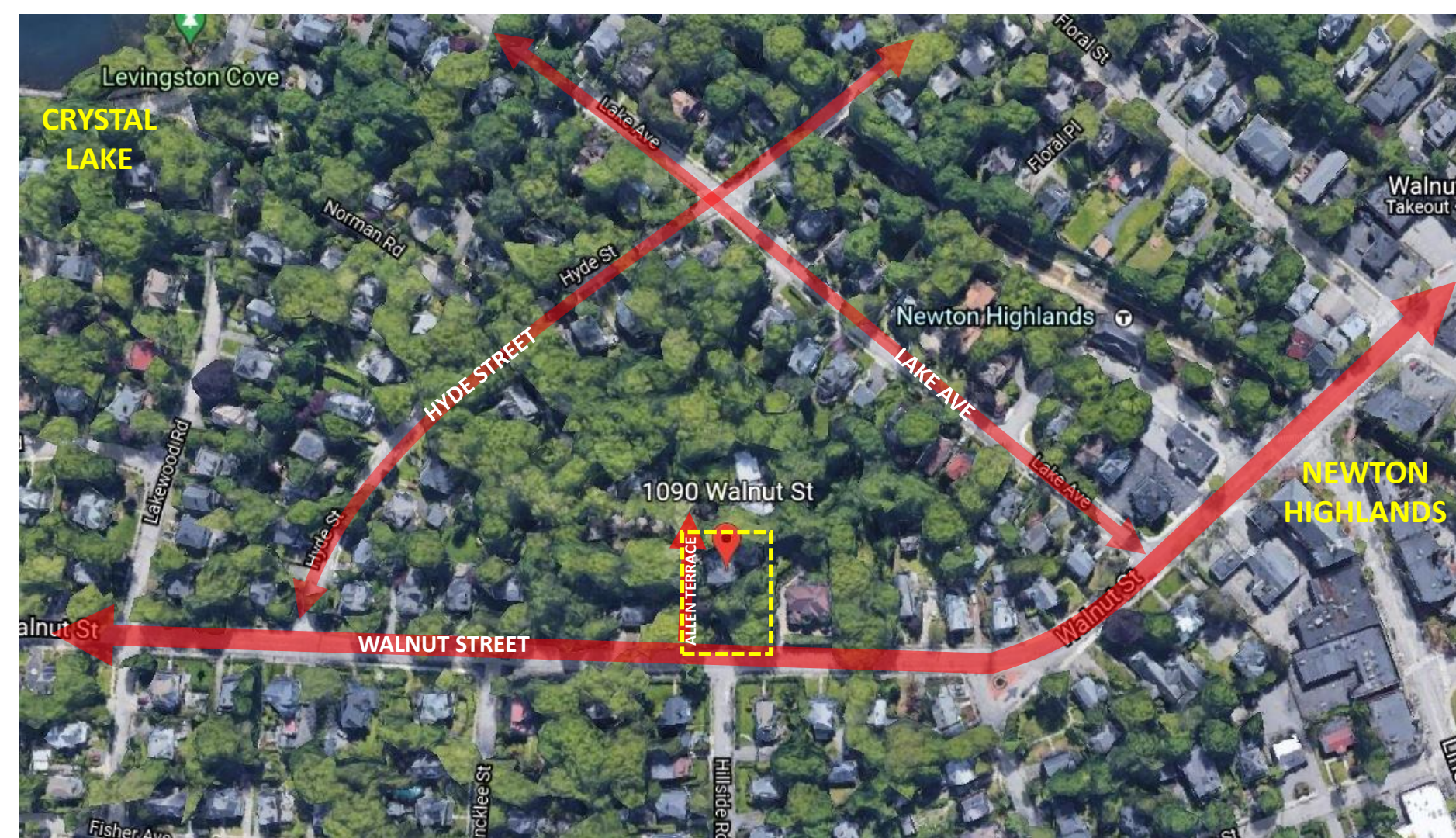


Google Aerial of Newton Highlands neighborhood



Views from Walnut Street

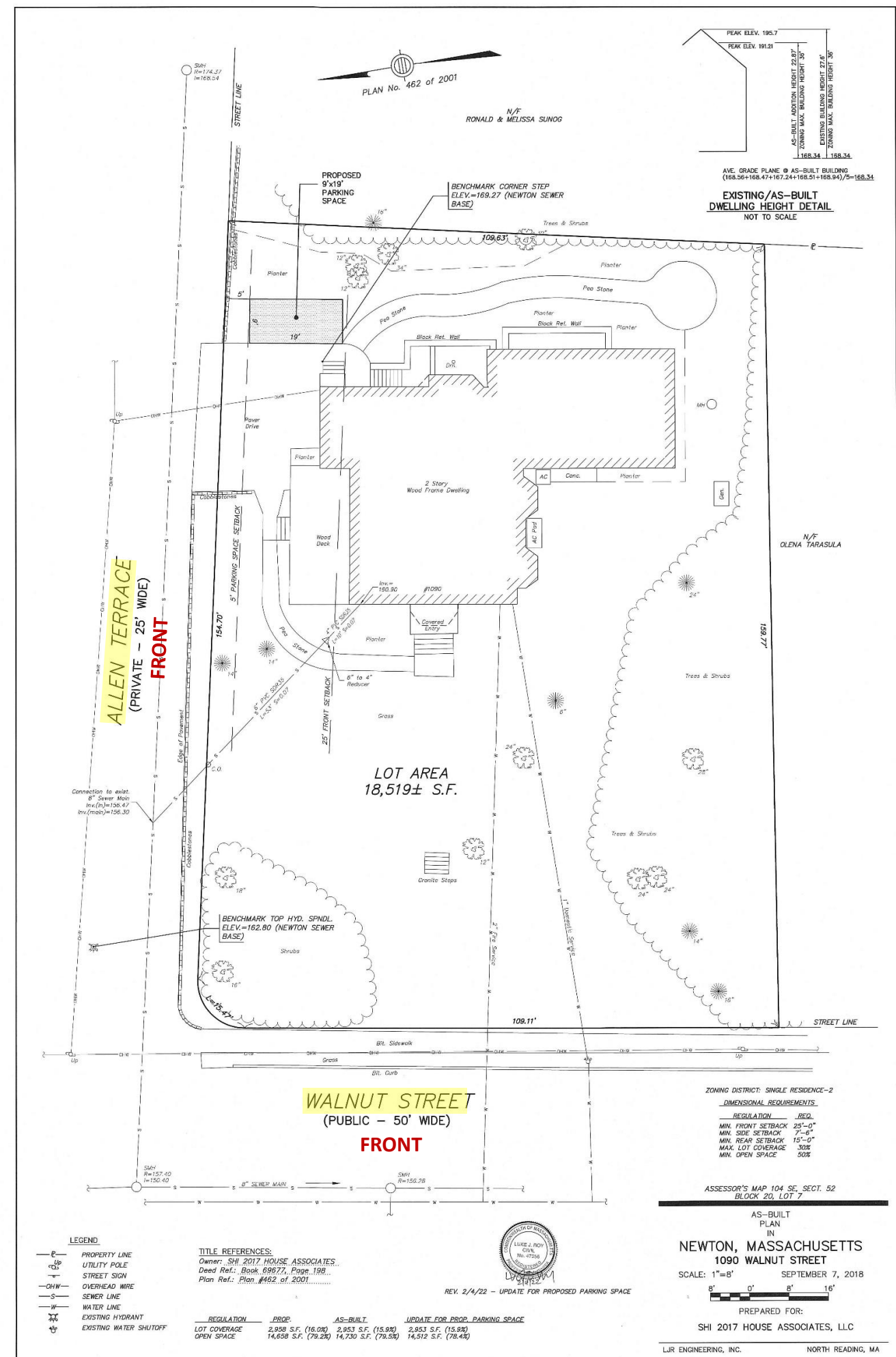




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View from Walnut Street looking up Allen Terrace



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View from parking area of Allen Terrace dead-end

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4' step back in street line

Allen Terrace frontage with proposed parking space marked

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Rear landscaped garden



Allen Terrace frontage with proposed parking space marked

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Letter of support from neighbors

27 March 2022

Councilor Lipof, Chair
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459

RE: Special Permit for parking in the front setback at 1090 Walnut Street, Newton, MA 02459

Dear Councilor Lipof:

As residents of the only two houses, other than 1090 Walnut Street, that are accessed off Allen Terrace in Newton Highlands, we write to offer our full support of the proposed plans to expand our neighbor's parking area to allow for an additional parking space. Allen Terrace is a narrow dead-end street which provides access from Walnut Street to just three homes, and an expanded parking area at 1090 Walnut Street will allow for easier maneuvering of vehicles for pick-up and drop-off, as well as parking for staff, serving to minimize congestion in the right of way.

The residents of 1090 Walnut Street, who are adults with disabilities living in a group home, utilize The Ride, as well as Uber and Lyft, on a daily basis to access jobs and programs in the community.

Michael Wang, the president of the 1090 Walnut Street Condominium Trust, met with us yesterday at the property to review the proposed plans and explain the limitations presented by the site topography, house location and mature trees / landscaping. Our understanding is that Michael also met with the City's Design Review Team and has adjusted the plans to provide a 5' setback from the property line, as requested.

We appreciate being consulted regarding our thoughts on the project and feel as though the proposed design approach will be an improvement.

Best regards,


Ronald J Sunog
1086 Walnut Street
Newton Highlands


Michael E Liu, AIA
1080 Walnut Street
Newton Highlands