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Land Use Committee Agenda

City of Newton **In City Council**

Tuesday, June 7, 2022

7:00 PM

Council Chambers, Room 207

The Land Use Committee will hold this meeting as a hybrid meeting on Tuesday, June 7, 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/85798433625> or call 1-646-558-8656 and use the following Meeting ID: **857 9843 3625**

- #278-22 Request to amend Special Permit #372-94 and extend nonconforming height at 33 Industrial Place**
MATERION NEWTON, INC. petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit #372-94 to raise a portion of the roof and allow construction of a furnace, further extending the nonconforming height at 33 Industrial Place, Ward 8, on land known as Section 83 Block 28 Lot 79, containing approximately 43,740 sq. ft. of land in a district zoned MIXED USE 1. Ref: Sec. 7.3.3, 7.4, 4.2.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #295-22 Request to allow parking within a front setback at 326 Lake Avenue**
KAREL MATYSKA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a new parking area allowing for parking stalls within the front setback at 326 Lake Avenue, Ward 6, Newton, on land known as Section 52 Block 22 Lot 02, containing approximately 9425 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: 7.3.3, 7.4, 5.1.7.A, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.
- #296-22 Petition to increase and extend nonconformities and amend variances at 128 Gibbs Street**
ED ZIELINSKI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a two-story side addition further exceeding: nonconforming FAR, nonconforming lot coverage and nonconforming open space at 128 Gibbs Street, Ward 6, Newton, on land known as Section 61, Block 28, Lot 05A, containing approximately 9555 sq. ft. of land in a district zoned

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.

SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.3, 3.1.9, 7.8.2.C.2, of the City of Newton Rev Zoning Ord, 2017.

- #297-22 Petition to increase nonconforming FAR at 58 Greenlawn Avenue**
JOHN SCHERRY and HYUNSUN LEE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second-story sunroom within the existing footprint, further increasing the nonconforming FAR at 58 Greenlawn Avenue, Ward 6, on land known as Section 64, Block 13, Lot 14, containing approximately 8130 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.9, 3.1.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.
- #317-22 Request for Extension of Time for Special Permit #257-20 at 449 Commonwealth Avenue**
RAQUEL OLIVA ALENCAR petition for a TWO-YEAR EXTENSION OF TIME to EXERCISE SPECIAL PERMIT #257-20 to allow expansion of a garage to create a two-car a detached garage, in excess of 700 sq. ft. and to allow dormers with widths exceeding 50% of the length of the wall plane below at 449 Commonwealth Avenue, Ward 7, Chestnut Hill, on land known as Section 73 Block 41 Lot 01. Said Extension of Time to run from June 22, 2021 to June 22, 2023. Ref: 7.3.3, 7.4, 3.4.2.B.1, 1.5.4.G.2.b of the City of Newton Rev Zoning Ord, 2017.
- #318-22 Request for Extension of Time for Special Permit #257-19 at 956 Walnut Street**
956 WALNUT STREET, LLC. petition for an EXTENSION OF TIME to July, 23, 2023 to EXERCISE SPECIAL PERMIT #257-19 to raze the existing single-family dwelling and construct seven single-family attached dwellings in three buildings, to reduce the frontage requirement, to reduce the side setback requirement, to allow three-stories, to exceed maximum lot coverage, to allow a retaining wall greater than 4' in the setback and to allow a driveway in the side setback at 956 Walnut Street, Ward 6, Newton Highlands, on land known as Section 62 Block 04 Lot 05, containing approximately 32,274 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 5.4.2.B, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #319-22 Request for Extension of Time to Exercise Special Permit #623-18 at 20-22 Circuit Ave**
ARTHUR KALOTKIN petition for an EXTENSION OF TIME to May 27, 2023 to EXERCISE Special Permit Council Order #623-18 to convert a two-family dwelling into a three-unit multi-family dwelling by converting the existing attic space, allow parking within 5' of residential dwelling units, to waive the minimum aisle width requirements, to waive driveway width, and to waive lighting requirements at 20-22 Circuit Avenue, Ward 5, Newton Highlands, on land known as Section 51 Block 20 Lot 39, containing approximately 12,353 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: Sec. 7.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair