



CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1060 Fax: (617) 796-1086

www.newtonma.gov

Ruthanne Fuller
Mayor

ZONING BOARD OF APPEALS

Brenda Belsanti, Zoning Board Clerk

The Zoning Board of Appeals will hold a public hearing on Wednesday, April 26, 2023 at 7:00 pm. This is a hybrid meeting that will take place in the City Council Chamber (Room 207) and virtually via ZOOM. To view and participate in this meeting using Zoom, click this link:
<https://us02web.zoom.us/j/84811922612> or +16465588656,,84811922612#

AGENDA -- REVISED

04/26/23

A public hearing of the Newton Zoning Board of Appeals will be held in person and virtually via Zoom on Wednesday, April 26, 2023 at 7:00 p.m. on the following petitions:

1. **#02-23** Akinobu Itoh and Naoko Ono of 46 Valley Spring Road, Newton, are requesting a variance from Section 7.6 of the Newton Zoning Ordinance to allow a height of 36.4 feet where a height of 36 feet is required. The petitioners seek to raze and construct a two-story attached garage, resulting in an increase in building height to 36.4 feet from the existing conforming height of 35.3 feet. The subject property is located at 46 Valley Spring Road within a Single Residence 2 (SR-2) zoning district and consists of a 10,000 square foot lot.
2. **#09-22** Northland 160 Charlemont, LLC, requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a nine-story mixed-use development with 410 residential units and approximately 10,689 square feet of ground floor commercial space on 6.98 acres of land located at 160 Charlemont Street and 56 Christina Street in the Mixed Use 1 Zoning District. The proposal includes 103 affordable units and 486 parking stalls.

A MODEL OF THE PROJECT WILL BE ON PUBLIC DISPLAY PRIOR TO THE MEETING

The comprehensive permit application and associated plans and documents are on file with the Zoning Board of Appeals' office in Newton City Hall at 1000 Commonwealth Avenue, and are available for review online at <https://www.newtonma.gov/government/planning/zoning-board-of-appeals/-fsiteid-1#!/>

3. Review and approval of minutes for February 22, 2023 and March 22, 2023 meetings.

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.