



Land Use Committee Agenda

City of Newton

In City Council

Tuesday, July 26, 2016

**7:00 PM
Chamber**

#215-16 Special Permit Petition to construct parking stalls and retaining wall at Dunn Gaherin's SEANA GAHERIN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct six parking stalls and retaining wall greater than four feet within the setback, waive security lighting and parking in a setback requirements at 342, 342A, 344-346 Elliot Street, Ward 5, Newton Upper Falls, on land known as SBL 51041 0010, 51041 0011, 51041 0012, containing approximately 9,676 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 5.1.8.A.1, 5.1.13, 5.1.10.A, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Please see the attached request to withdraw the petition without prejudice.

#177-16 Special Permit Petition to waive 13 parking stalls at 1375-1379 Washington Street RON STOLOFF/KENMORE REALTY CORPORATION petition for SPECIAL PERMIT/SITE PLAN APPROVAL to take over the adjacent 996 sq. ft. space at 1379 Washington Street to add 37 seats at Blue Ribbon BBQ 1375-1379 Washington Street, Ward 3, West Newton, on land known as SBL 33015 0032, containing approximately 1,957 sq. ft. of land in a district zoned BUSINESS 1. Ref: 5.4.1, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

Please see the attached request to withdraw the petition without prejudice.

Request for a Consistency Ruling relative to #93-16. The petitioner proposes to move an existing carriage house at 413 Hammond Street.

#214-16 Special Permit Petition to allow 3 story single family structure at 65 Oakmont Road CHRIS & SUSAN KIM petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second floor, creating a three-story structure due to the average grade of the property at 65 Oakmont Road, Ward 6, Newton, Centre, on land known as SBL 65012 0008, containing approximately 13, 301 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref 3.1.3, 1.5.4.D-F, 7.3.3, 7.4 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#216-16 Special Permit Petition to continue non-conforming use & FAR at 17-19 Pulsifer St NANCY BOLANIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to add rear sunrooms to first and second floor, exterior stair from third floor to grade, a one car garage at the rear, replace the front porch and add two parking stalls at 17-19 Pulsifer Street, Ward 2, Newtonville on land known as SBL 22018 0003, containing

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting:* jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.

approximately 7,964 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.9.A.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

8:00 PM or later

#217-16 Special Permit Petition to extend nonconforming two-family use at 50-52 Rowe St
NEW NEWTON, LLC./DANIEL SZETO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND NON NONCONFORMING USE by building a rear addition to existing building and construct a second two-family dwelling at 50-52 Rowe Street, Ward 4, Auburndale, on land known as SBL 44023 0006, containing approximately 19,321 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.4, 7.8.2.C.2, 3.1.3, of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#218-16 Special Permit Petition to allow 3 story structure and exceed FAR at 20 Ferncroft Rd
MATT AND WENDY FEINER petition for SPECIAL PERMIT/SITE PLAN APPROVAL to add a second floor, creating a three-story structure due to the average grade of the property and increase the FAR to .45 where .40 is allowed at 20 Ferncroft Road, Ward 5, Waban, on land known as SBL 53008 0009, containing approximately 9,793 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 1.5.4.D-F, 3.1.3, 3.1.9.A.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

#233-16 Special Permit Petition to increase FAR & nonconforming use at 45-47 Noble Street
ANNA RUMSHISKY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to add a rear dormer to the attic level to finish the attic for livable space, expanding the nonconforming two-family use and FAR to .57 at 45-47 Noble Street, Ward 3, West Newton, on land known as SBL 44004 0013, containing approximately 6,278 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.9, 3.4.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2015.

8:30 PM or later

#195-16 Special Permit Petition to extend nonconformance and increase FAR at 41 Chesley Rd
MICHAEL MCKAY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a rear addition to the existing dwelling, maintaining two units at 41 Chesley Road, Ward 6, Newton Centre, on land known as SBL 61027 0016, containing approximately 10,817 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.4, 7.8.2.C.2, 3.1.9.A.2 of the City of Newton Rev Zoning Ord, 2015.

Respectfully submitted,

Marc C. Laredo, Chair

Nadia Khan

From: Scott Gubitose <scott@blueribbonbbq.com>
Sent: Friday, June 17, 2016 12:06 PM
To: Nadia Khan
Subject: Blue Ribbon

Hi Nadia-

Blue Ribbon BBQ would like to withdraw our our petition without prejudice for the special parking permit. Please let me know if there is anything anything else you need from us.

Thank you,
Scott Gubitose
General Manager
Blue Ribbon Barbecue, Inc
45 Kenneth St. Newton Ma 02461
Tel: (617) 244-2200 ext 312
Cell:(857) 205-6379
Fax: (617) 244-2560

RECEIVED
Newton City Clerk

2016 JUL 21 PM 2:12

David A. Olson, CMC
Newton, MA 02459

Dunn Gaherins

344 Elliot Street

Newton, Ma.

617-527-6271

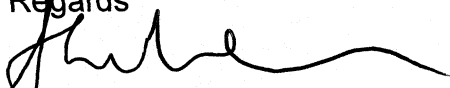
sgaherin@aol.com

July 21, 2016
City Council offices Of Newton Ma.
1000 Commonwealth Avenue
Newton, Ma. 02464.

Dear Councilors and Staff,

Please accept this letter as a formal request to withdraw, and postpone Dunn Gaherin's Inc. application for a special permit hearing on the twenty six of July, in the year two thousand and sixteen without any prejudice or judgment, and accept the request for the rescheduling of this hearing to the docket of the August hearing of two thousand and sixteen.

Regards



Seana R. Gaherin