



# Land Use Committee Agenda

## City of Newton In City Council

**Tuesday, October 3, 2017**

**7:00 PM**  
**Chamber**

**#227-17**      **Special Permit to amend Order #94-16 to allow changes to the site plan**  
THEODORE VENTOURIS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Board Order #94-16 to allow a retaining wall, pillars and grading changes not consistent with the previously approved site plan at 2171 COMMONWEALTH AVENUE, Ward 4, Auburndale, on land known as Section 41, Block 18, Lot 0032A, containing approximately 19,682 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3, 7.4 of the City of Newton Rev Zoning Ord, 2015.

**Postponed to October 10, 2017**

**#229-17**      **Special Permit to allow vehicle sales at 454-458 Watertown Street**  
TEE GEE, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to expand the existing auto service business to allow the sale and service of up to ten used cars and waivers to requirements for parking facilities at 454-458 WATERTOWN STREET, Ward 1, Newtonville, on land known as Section 14, Block 16, Lot 35, containing approximately 14,277 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3, 7.4, 4.4.1, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2015.

**Postponed to October 24, 2017**

**#261-17**      **Special Permit to exceed FAR at 14 Pond Avenue**  
KEVIN FAHEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 1,026 sq. ft. rear addition to the basement, first and second stories, creating an FAR of .67 where .58 is allowed and .44 exists at 14 POND AVENUE, Ward 1, on land known as Section 11, Block 20, Lot 14, containing approximately 4,530 sq. ft. of land in a district zoned MULTI RESIDENCE 2. Ref: 7.3, 7.4, 3.2.11 of the City of Newton Rev Zoning Ord, 2015.

**Postponed to October 24, 2017**

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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](mailto: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.

- #228-17**      **Special Permit to extend non-conforming use at 69-71 Cherry Street**  
CAPPADONA CHERRY GROUP, LLC/ROSSANA CAMPOS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to legalize third unit and non-compliant lot area per unit in the existing non-conforming two-family at 69-71 CHERRY STREET, Ward 3, West Newton, on land known as Section 34, Block 42, Lot 15, containing approximately 23,511 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3, 7.4, 3.4.1, 7.8.2.C.2, 3.1.3 of the City of Newton Rev Zoning Ord, 2015.
- #283-17**      **Special Permit Petition to increase nonconforming FAR at 715 Commonwealth Ave**  
DAVID BORUCHOFF petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct three additions including a mudroom, a second floor addition over an existing porch and extension of a kitchen, further extending the nonconforming FAR from .40 to .44 where .39 is allowed at 715 Commonwealth Avenue, Ward 2, on land known as Section 13, Block 33, Lot 08, containing approximately 9,105 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, 2015.
- #262-17**      **Special Permit to exceed FAR at 115 Nonantum Street**  
SHAWN AND NANCY BELLMORE petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct a 764 sq. ft. rear addition to allow for new living space and creating an FAR of .60 where .44 exists and .46 is allowed at 115 Nonantum Street, Ward 1, on land known as Section 72, Block 21, Lot 15, containing approximately 4,790 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3, 7.4, 3.1.9.A.2 of the City of Newton Rev Zoning Ord, 2015.
- #133-17**      **Request to Rezone five parcels at Northland Site**  
NORTHLAND OAK STREET, LLC/NORTHLAND TOWER ROAD INVESTORS, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone five parcels at: 156 Oak Street (Parcel 1), 55 Tower Road (Parcel 2), 275-281 Needham Street (Parcel 3), 260 Needham Street(Parcel 4), 160 Charlemont Street(Parcel 5) to BU4 from MU1.
- #134-17**      **Special Permit to allow non-accessory parking at Northland Site**  
NORTHLAND OAK STREET, LLC/NORTHLAND TOWER ROAD INVESTORS, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to develop off-site, non-accessory, single-level parking on the parcel at 55 Tower Road (Parcel 2) to serve the existing office building at 156 Oak Street (Parcel 1), requiring a waiver of 84 parking stalls, a waiver to allow non-accessory parking on a lot separate from the principal use, waivers to allow parking within setbacks, waivers to dimensional requirements for parking stalls, waivers to the maximum width for entrance and exit drives, waivers for perimeter screening requirements for parking facilities, a waiver to interior landscaping requirements for parking facilities, waivers to lighting requirements for parking facilities, and waivers to the requirement for curbing, wheel stops, guard rails, and bollards at 156 Oak Street and 55 Tower Road, Ward 5, on land known as Section 5 Block 51 Lot 0005 containing approximately 237,832 sq. ft. and Section 5 Block 28 and Lot 0005A containing

approximately 483,583 sq. ft. of land in a district zoned MU1. Ref: 7.3.3, 7.4, 5.1.4, 5.1.13, 5.1.6.A, 5.1.6.B, 4.4.1, 5.1.8.A.1, 5.1.8.B, 5.1.8.D.2, 5.1.9.A, 5.1.9.B, 5.1.10.A.1, 5.1.10.B.5 of the City of Newton Rev Zoning Ord, 2015.

**Respectfully submitted,**

**Marc C. Laredo, Chair**