



Land Use Committee Agenda

City of Newton **In City Council**

Tuesday, July 7, 2020

7:00 PM

The Land Use Committee will hold this meeting as a virtual meeting on Tuesday, July 7, 2020 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/81318978360> or call 1-646-558-8656 and use the following Meeting ID: 813 1897 8360

#264-20 Petition to waive 2 parking stalls at 450 Lexington Street

BROOKS STALEY petition for SPECIAL PERMIT/SITE PLAN APPROVAL to waive two parking stalls to allow for a medical office use in the office building at 450 Lexington Street, Unit 203, Ward 4, Auburndale, on land known as Section 44 Block 25 Lot 04E, containing approximately 43,473 sq. ft. of land in a district zoned BUSINESS USE 2. Ref: Sec. 7.3.3, 7.4, 5.1.3.B, 5.1.4, 5.1.13 of the City of Newton Rev Zoning Ord, 2017.

#262-20 Petition to allow accessory apartment and clubhouse in detached structure at 25 Paul St

25 PAUL STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert space in an existing detached accessory structure into an accessory apartment and clubhouse, to allow an accessory apartment greater than 40% of the total habitable space of the principal structure, to allow an accessory apartment in a detached structure that does not meet principal setbacks, to allow a neighborhood clubhouse and to further extend a nonconforming detached structure greater than 700 sq. ft. at 25 Paul Street, Ward 6, Newton Centre, on land known as Section 62 Block 13 Lot 06, containing approximately 15,000 sq. ft. in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 6.7.1.E.1, 3.4.1, 6.7.1.E.2, 3.2.3, 6.7.1.E.6, 3.4.3.A.3, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.

#265-20 Petition to exceed FAR and increase nonconforming height at 351 Otis Street

MASSIMILIANO MENOZZI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage and construct a 1,841 sq. ft., 2.5 story addition to the existing

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.

dwelling, increasing the nonconforming height and creating an FAR of .42 where .33 is allowed and .32 exists at 351 Otis Street, Ward 3, West Newton, on land known as Section 32 Block 03 Lot 15, containing approximately 18,681 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 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.

#263-20 **Petition to allow relief for FAR, garage size and dormer dimensions at 43 Prince Street**
JOHN REICHENBACH petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze an existing detached garage and construct a 4,532 sq. ft. 2.5 story addition, to allow a garage in excess on 700 sq. ft., to allow a dormer that extends the second floor wall plane vertically, to allow a dormer greater than 50% of the wall plane below it, to allow a dormer within three feet of the intersection of the roofline and main building and to create an FAR of .23 where .26 is allowed and .16 exists at 43 Prince Street, Ward 3, West Newton, on land known as Section 32 Block 10 Lot 06, containing approximately 27,800 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 3.4.2.B.1, 1.5.4.G.2.a, 1.5.4.G.2.b, 1.5.4.G.2.c of the City of Newton Rev Zoning Ord, 2017.

#244-20 **Petition to amend Special Permit #105-95 to allow new units at Cabot Park**
KRE-BSL HUSKY CABOT PARK LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Board Order #105-95 to construct a five-story addition with 18 new units and common accessory use space, extending the non-conforming structure to the extent necessary and to determine density and dimensional controls at 280 Newtonville Avenue, Ward 2, on land known as Section 22 Block 07 Lot 48, containing approximately 146,435 sq. ft. of land in a district zoned MULTI RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.2.2.A.3, 7.8.2.C.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Respectfully Submitted,

Richard A. Lipof, Chair