



Land Use Committee Agenda

City of Newton
In City Council

Tuesday, August 25, 2026

7:00 PM

Room 207 / City

Council Chambers

The Land Use Committee will hold this meeting as a hybrid meeting on August 25, 2026 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://newtonma-gov.zoom.us/j/89533338642> or call 1-646-558-8656 and use the following Meeting ID: 895 3333 8642

You may also:

1. Watch a live broadcast of the meeting on NewTV's government channel (Comcast 9, RCN 13, 614 (HD), Verizon 33).
2. [View a live stream on NewTV's YouTube channel](#)

Submitted documents for each petition can be viewed via the digital hyperlink following the item below

Items Scheduled for Discussion

- 225-26 Request to allow a four-story building with 48 feet in height and associated dimensional and parking waivers at 74 Needham Street**
NEWTON DESIGN CENTER LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing building and construct a four-story commercial building with underground parking with relief for Site Plan Review, to allow four stories and up to 48 feet in height, restricted end stalls, a reduced maneuvering aisle, to waive 47 parking stalls, and to extend the nonconforming front setback at 74 Needham Street, Ward 5, Newton, on land known as Section 83 Block 11 Lot 21 containing approximately 10,000 sq. ft. of land in a district zoned MU2. Ref: Sec. 7.3.3, 4.2.2.B.2, 4.2.2.B.3, 4.2.3, 7.8.2.C.2, 5.1.4, 5.1.13, 5.1.8.B.6, 5.1.8.C of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
74 Needham Street – <https://newtonma.portal.opengov.com/records/933580>
Land Use Held 6-0; Public Hearing Continued on 08-04-26
- 257-26 Request to exceed FAR and further extend nonconforming façade ratio, stories, and front setback at 99 Oakdale Road**
KOBETHYS petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to partially demolish the existing structure and add a new three-story addition and dormers to the half story, exceeding the maximum FAR and further extending the nonconforming façade ratio, front setback, and 3.5 story

single-family dwelling at 99 Oakdale Road, Ward 6, Newton, on land known as Section 81 Block 24 Lot 35 containing approximately 6,432 sq. ft. of land in a district zoned SR3. Ref: Sec. 7.3.3, 3.1.9.A.1, 3.1.9.A.2, 1.5.7, 3.1.3, and 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

99 Oakdale Road – <https://newtonma.portal.opengov.com/records/926888>

258-26 Request to change from an existing nonconforming residential use to another to allow four residential units in one building with the City Council determining appropriate density and dimensional controls, to allow reduced maneuvering aisle and driveway width, and to allow parking within the setback at 395 Lexington Street

ANNA M LIKELY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to raze the existing dwelling and construct four residential units in one building, requiring relief to allow parking within the side setback, reduced maneuvering aisle width, reduced driveway width, to alter/extend the nonconforming two-family use to allow four residential units, and to determine the appropriate density and dimensional controls at 395 Lexington Street, Ward 4, Newton, on land known as Section 41 Block 17 Lot 17 containing approximately 14,426 sq. ft. of land in a district zoned SR3. Ref: Sec. 7.3.3, 3.4.1, 7.8.2.C.2, 3.1.3, 9.2.5.A, 5.1.8.A.1, 5.1.13, 5.1.8.C, and 5.1.8.D.1 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

395 Lexington Street – <https://newtonma.portal.opengov.com/records/934771>

259-26 Request to allow a combination of retaining walls exceeding four feet in height at 83 Commonwealth Park West

CSANAD VARGA petition for SPECIAL PERMIT/SITE PLAN APPROVAL, to construct a series of retaining walls at the rear of the property with a combined height exceeding the four-foot maximum height allowed at 83 Commonwealth Park West, Ward 2, Newton, on land known as Section 24 Block 41 Lot 11 containing approximately 11,415 sq. ft. of land in a district zoned SR2. Ref: Sec. 7.3.3, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

83 Commonwealth Park West – <https://newtonma.portal.opengov.com/records/914067>

**Respectfully Submitted,
Andrea Kelley, Chair**

The location of this meeting is accessible, and reasonable accommodation will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please [email the city of Newton's ADA Coordinator](#) at least two business days in advance of the meeting or call at (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.