Land Use Committee Report

City of Newton
In City Council

Tuesday, February 9, 2021

Present: Councilors Lipof (Chair), Greenberg, Kelley, Markiewicz, Downs, Bowman, Laredo and one vacancy; also Present: Councilors Ryan and Wright

Planning and Development Board Members Present: Peter Doeringer (Chair) Jennifer Molinsky, Kevin McCormick, Kelley Brown

City Staff Present: Chief Planner Neil Cronin, Senior Planner Katie Whewell, Senior Planner Michael Gleba

All Special Permit Plans, Plan Memoranda and Application Materials can be found at http://www.newtonma.gov/gov/aldermen/special_permits/current_special_permits.asp. Presentations for each project can be found at the end of this report.

#32-21 **Petition to allow single-family attached dwellings at 63-65 Broadway**
GILBERT AND DEBORAH HO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow three single-family attached dwelling units, to waive side setback requirements, to allow parking in the front setback, to allow parking within 20' and a driveway within 10' of a side setback at 63-65 Broadway, Ward 1, Newtonville, on land known as Section 53 Block 33 Lot 04, containing approximately 18,000 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref. Sec. 7.3.3, 7.4, 3.4.1, 3.2.4, 5.1.7.A, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0; Public Hearing Closed 02/09/2021**

Note: Architect Peter Sachs represented the petitioners Gilbert and Deborah Ho. Mr. Sachs presented the request to allow single-family attached dwelling units at 63-65 Broadway. The petitioner is seeking a special permit to construct a two-story dwelling behind the existing two-story two-family dwelling. Mr. Sachs noted that with three units on the site, there will be 6000 sq. ft. of lot area per unit where 4000 sq. ft. is proposed. Although relief is needed to waive the side setback requirement, all sides comply with the exception of the left side, where the existing structure is 10.7' and the proposed structure is 14.7'. The petitioner originally requested relief to allow two parking stalls in the front setback but has amended the petition to place the two stalls in tandem spaces in the proposed driveway to be located within 10' of the side setback. This driveway extends to the back and serves the garage of the proposed unit. Mr. Sachs noted that 17 neighbors submitted letters of support for the petition. These letters are posted on the City's website. Mr. Ho explained that the all of the units at the site are intended to house family members.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown on the attached presentation. Ms. Whewell noted that the attached garage in units 1 and 2 are connected via a walkway and porch, and that he driveway opening along Broadway is

approximately 33' and leads to a parking facility between the garage and front property line. Ms. Whewell noted that the site is relatively flat and has little to no landscaping. She stated that while FAR is not applicable to single-family attached dwelling units, the FAR is approximately .44 where .45 would be allowed (with density bonus .47). Ms. Whewell noted that the proposed plans reflect a kitchen in the basement as well as the first floor of the proposed unit and asked that the petitioner provide clarification on how the additional kitchen will be used.

The Public Hearing was Opened.

Mr. Shepard, 19 Churchill Street, noted that he can see the side of the proposed structure from his property. He stated that some of the neighbors are not supportive as the location of the new dwelling is one of the few open spaces left. He noted that the new structure is large and expressed support for a balance of open space and development.

Cindy Spertner, 61 Broadway, abuts the southern part of the site. Ms. Spertner noted that they put up a fence to shield the number of cars currently on site. Noting that the driveway will extend to the rear, Ms. Spertner questioned if the drainage will be accounted for and whether the petitioner might install a solid structure between the properties to shield the cars.

Architect Federico Arellano clarified that the house is approximately 4000 sq. ft. including the garage space. It was noted that the kitchenette in the basement is intended as space for occasions or as needed and will not be used in the creation of an additional unit. Mr. Cronin confirmed that no accessory apartment can be located at the site as a matter of right or by special permit. Mr. Sachs noted that according to building code, the basement level could not be turned into an accessory unit because no door may be installed to separate the basement level space.

The petitioners confirmed that they would be willing to install a fence on the property line. The Committee encouraged the petitioner to work with the abutter on the fence plans. Mr. Sachs confirmed that VTP is designing the civil plans to address drainage according to City standards.

The Committee expressed support for the petition and the relocation of the parking stalls from the front setback to the side. Mr. Sachs confirmed that the 16' driveway opening can be maintained. Councilor Greenberg motioned to close the public hearing which carried unanimously. Councilor Greenberg motioned to approve the petition. Committee members reviewed the draft findings and conditions as shown on the attached presentation. The Committee asked that the Law Department draft conditions requiring a fence and to reflect the parking only permitted in the side setback. With that, the Committee voted 7-0 in favor of approval.

#33-21 **Petition to allow a lab and research facility at 275 Grove Street**
ALEXANDRIA REAL ESTATE EQUITIES, INC/ARE-MA REGION NO 76 petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to allow operation of a laboratory and research facility in 62,531 sq. ft. of space within the building at 275 Grove Street, Ward 4, Auburndale, on land known as Section 43 Block 29 Lot 24, containing approximately 487,578 sq. ft. of land in a district zoned BUSINESS USE 4. Ref: Sec. 7.3.3, 7.4, 4.4.1, 6.5.9.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0; Public Hearing Closed 02/09/2021**

Note: Attorney Steve Buchbinder, with law offices at Schlesinger and Buchbinder, 1200 Walnut Street represented the petitioner Alexandria Real Estate Equities Inc./Are-Ma Region No. 76. Atty. Buchbinder presented the request to allow operation of a laboratory and research facility in 62,531 sq. ft. of space at 275 Grove Street. Atty. Buchbinder noted that the Alexandria is hoping to lease space to Corindus, a life sciences company owned by Siemens to develop robotic systems for minimally invasive endovascular procedures. There are three distinct spaces for operations; 38,215 sq. ft. of office space located on the first and second floors (shown in orange), 12,500 sq. ft. of laboratory space for assembly and QC (shown in green), and 11,780 sq. ft. of space to be used for storage (shown in purple). Operations include some assembly, to be conducted in the areas shown on the plan. Fabrication takes place in a small machine shop next to the R&D lab in a "clean room" space which has exhaust air. No chemicals are used and the company uses citric based cleaners in the assembly and R&D rooms. Atty. Buchbinder noted that Corindus anticipates between 25 and 30 pickup and deliveries a week, 5-6 days a week. The deliveries will be primarily served by commercial entities (UPS/FedEx). Occasionally, they ship with a box truck and third-party carrier. With respect to parking, the prior use on the site required 208 stalls. The proposed use requires 172 parking spaces based on the various types of operations (office, lab, research and storage). Additionally, the petitioner's lease terms allow the petitioner 266 parking stalls.

Senior Planner Katie Whewell presented the requested relief, criteria for consideration, land use, zoning and proposed plans as shown on the attached presentation.

The Public Hearing was Opened

Peter Barrer, spoke on behalf of the Green Newton Building Standards Committee, he questioned if the HVAC systems in the clean room will consider the need to eliminate fossil fuels by 2050.

*It was confirmed that the HVAC systems will be internal to the building and they are electric. The systems in the clean room are new and the heating in the clean room will be internal to the system with electric heat coils.

Bruce McVittie, 11 Norumbega Court, asked for clarification on the space within the site that the facility will be located. He expressed concern to a change in tenant without additional review.

Amy Sangiolo, 389 Central Street, questioned whether approval of laboratory use would change if a new tenant came in and urged the the Committee place a condition on approval of the permit that subsequent laboratory and/or manufacturing uses would be subject to review and/or amendment to the special permit.

Associate City Solicitor confirmed that as long as a new tenant was utilizing the same use, a new tenant would not need a new special permit. so long as they comply with the Zoning Ordinance. He noted that without a condition, a new use would be subject to review and determination by the Commissioner of Inspectional Services that it meets the definition of lab and research. Councilors noted that by permitting "laboratory and research use" at the site, there are types of laboratory and research facilities, different from robotics manufacturing, that could have a different impact on the neighborhood. The Committee expressed support for crafting of a condition that allows the petitioner to a tenant proposing a similar use while allowing some additional review process and/or amendment to the special permit if a different type of laboratory or research facility is proposed.

Councilor Markiewicz motioned to close the public hearing which carried 7-0. Councilor Markiewicz motioned to approve the petition subject to second call, pending a review of the draft Council Order to include a condition(s) relative to a change in use by a future tenant. Atty. Buchbinder confirmed that he will work with Atty. Temple and the petitioner to draft the conditions. With that, the Committee voted 7-0 in favor of approval.

319-20 **Request to Rezone two parcels from BU-2 to MU-4 at 1149-1151 Walnut Street**
NEWTON WALNUT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to rezone two parcels; 1149 Walnut Street (Section 52 Block 08 Lot 13) and 1151 Walnut Street (Section 52 Block 08 Lot 14) from BUSINESS USE 2 to MIXED USE 4.

Action: **Land Use Held 7-0; Public Hearing Continued**

#320-20 **Petition to allow 26-unit mixed use development at 1149-1151 Walnut Street**
NEWTON WALNUT LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing buildings and construct a four-story mixed-use building up to 48' in height, containing 26 units and 23 parking stalls, to waive the minimum lot area per unit, to reduce the side setback requirement, to waive the requirement to use A-B+C formula to determine the parking requirement, to waive 24 parking stalls, to allow 1.25 parking stalls per unit, to allow parking in the side setback, to waive dimensional requirements for parking stalls, to allow restricted end stalls, to allow reduced aisle width , to waive perimeter landscaping requirements, to waive interior landscaping requirements and to waive lighting requirements at 1149-1151 Walnut Street, Ward 6, Newton Highlands, on land known as Section 52 Block 08 Lots 13 and 14, containing 13,200 sq. ft. in a district to be zoned MIXED USE 4 (currently zoned BUSINESS USE 2). Ref: Sec. 7.3.3, 7.4, 4.2.2.B.1, 4.2.2.A.2, 4.2.5.A.3, 4.2.2.B.3, 4.2.5.A.2, 4.2.5.A.4.b, 4.2.5.A.4, 5.1.3.B, 5.1.13, 5.1.4, 5.1.4.A, 5.1.8.A.1, 5.1.8.B.1, 5.1.8.B.2, 5.1.8.B.6, 5.1.8.C.1, 5.1.9.A, 5.1.9.B, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Held 7-0; Public Hearing Continued**

Note: Attorney Alan Schlesinger with law offices at Schlesinger and Buchbinder, 1200 Walnut Street represented the petitioner Newton Walnut LLC. The Committee was joined by the Planning and Development Board for discussion on items #319-20 and #320-20. Atty. Schlesinger presented details of the request to rezone from BU-2 to MU-4 as shown on the attached presentation. The project site is in the BU2 district between the BU1 and MU district on Walnut Street. Atty. Schlesinger noted that the center of Newton Highlands is all within the BU1 district. He reviewed details of the Planning Memo of dated 01-05-21 which summarized portions of the 2007 Comprehensive plan indicating that mixed use centers can contribute to vibrant village centers, encouraged development of housing above retail and indicated that increase in intensity could increase service and use for the public transit. The City Council adopted the MU4 district in 2012 to encourage growth in village centers, near transit and to provide support for village centers. The Newton Leads 2040 Housing Plan emphasizes the role of villages in providing jobs, services, housing and transit hubs. Atty. Schlesinger showed comparisons between the BU2 and MU4 districts. He noted that the districts are similar but MU4 allows additional density.

An amended report reflecting of the remainder of the discussion will be available on Tuesday, February 16, 2021.

Respectfully Submitted,

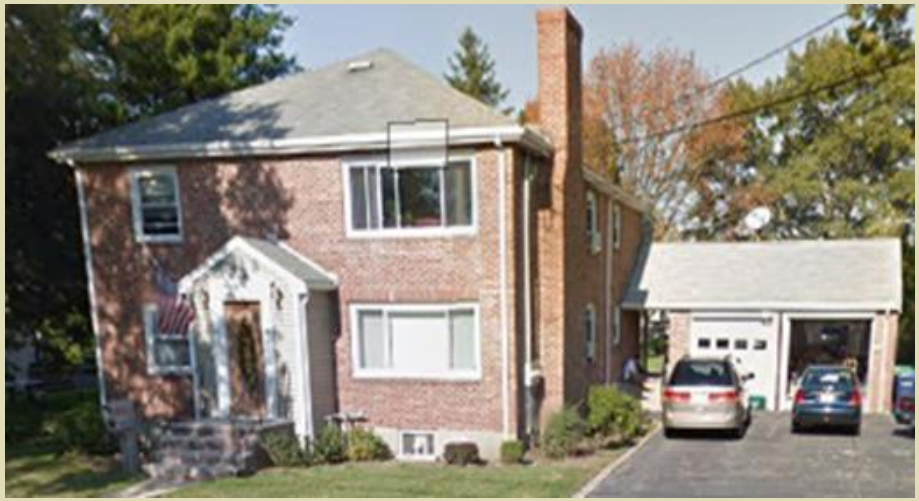
Richard Lipof, Chair

Department of Planning and Development

PETITION #29-21

63-65 BROADWAY

SPECIAL PERMIT/SITE PLAN APPROVAL TO ALLOW THREE SINGLE FAMILY ATTACHED DWELLING UNITS WITH DIMENSIONAL WAIVERS



FEBRUARY 9, 2021

Requested Relief

Special Permit per §7.3.3 of the NZO to:

- Allow three single-family attached dwellings (§3.4.1 and §7.3.3)
- Waive the side setback (§ 3.2.4 and §7.3.3)
- Allow parking in the front setback (§5.1.7A, §5.1.13 and §7.3.3)
- Allow a driveway within 10 feet of the side lot line (§6.2.3.B.2 and §7.3.3)

Criteria to Consider

When reviewing this request, the Council should consider whether:

- The specific site is an appropriate location for the proposed three single-family attached dwellings. (§7.3.3.C.1)
- The proposed three single-family attached dwellings will adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed three single-family attached dwellings will create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
- Literal compliance with the dimensional standards for the side setbacks, parking within the front setback, and a driveway located within ten feet of the side lot line, is impractical due to the nature of the use, or the location, size, frontage, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features (§3.2.4, §6.2.3.B.2)

Aerial/GIS Map

ATTACHMENT A

Zoning

63-65 Broadway

City of Newton, Massachusetts

Legend

- Single Residence 3
- Multi-Residence 1
- Public Use

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The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

0 12.5 25 50 75 100 125 Feet

Map Date: February 03, 2021

ATTACHMENT B

Land Use

63-65 Broadway

City of Newton, Massachusetts

Legend

Land Use

- Single Family Residential
- Multi-Family Residential
- Commercial
- Vacant Land

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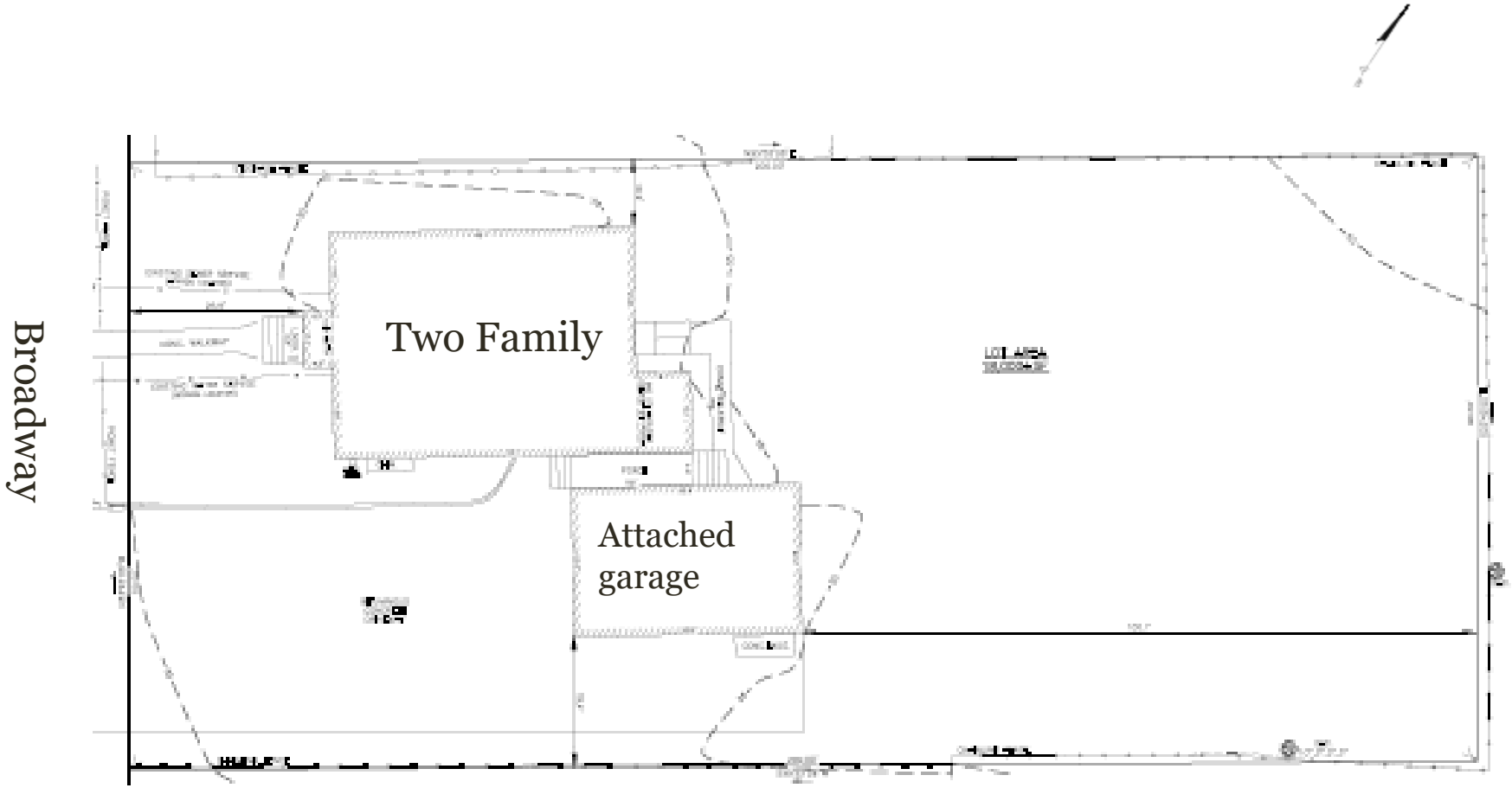
CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

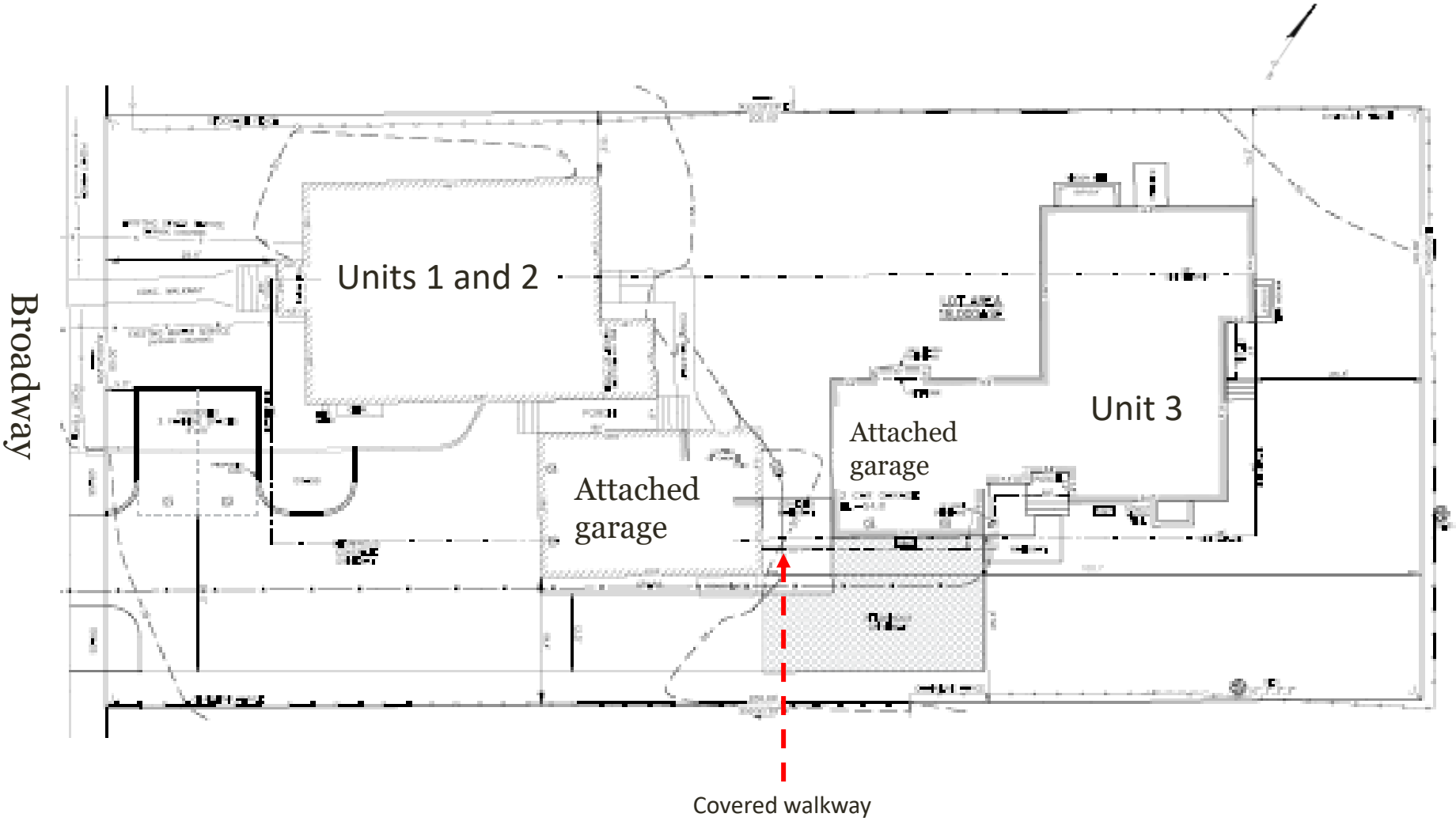
0 12.5 25 50 75 100 125 Feet

Map Date: February 03, 2021

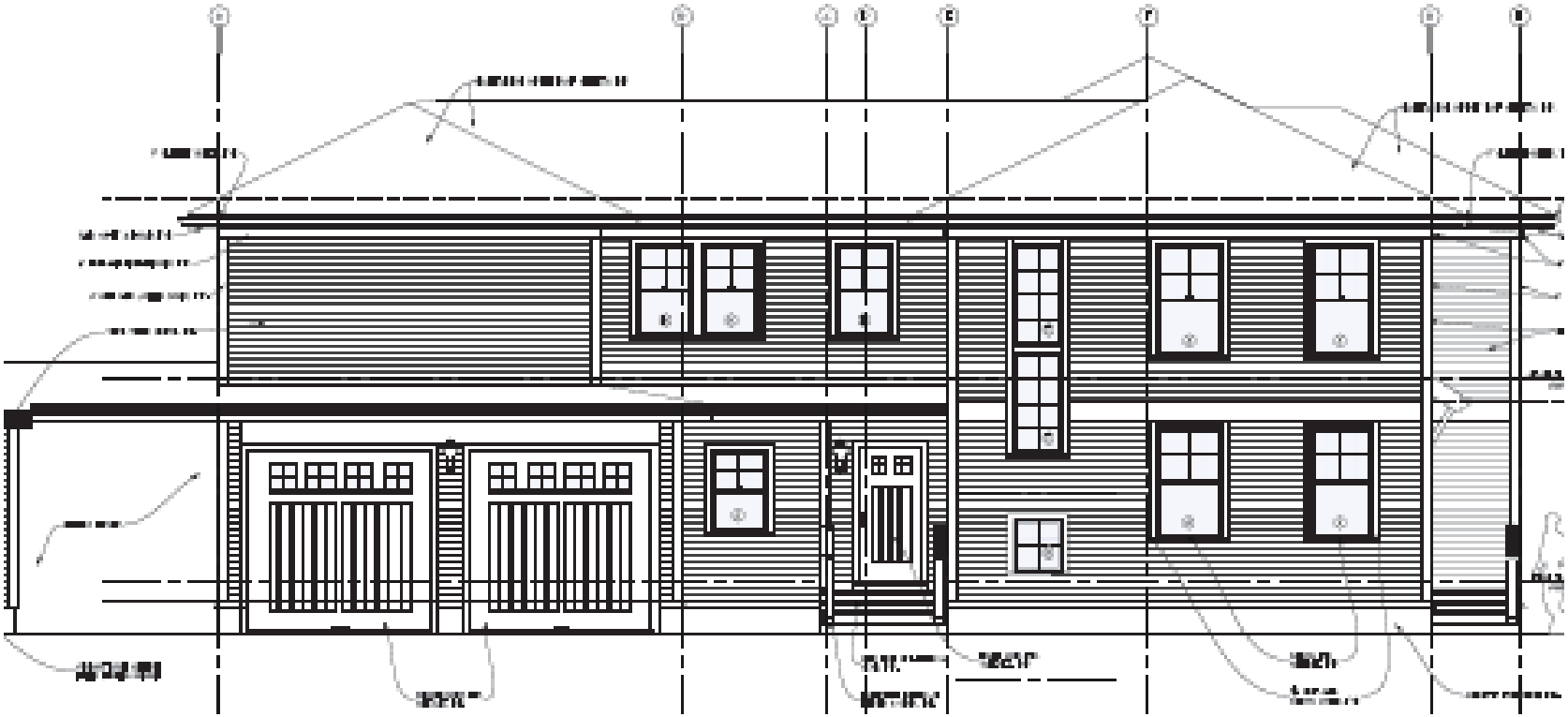
Existing Conditions



Proposed Site Plan



Proposed Front Elevation (Unit 3)

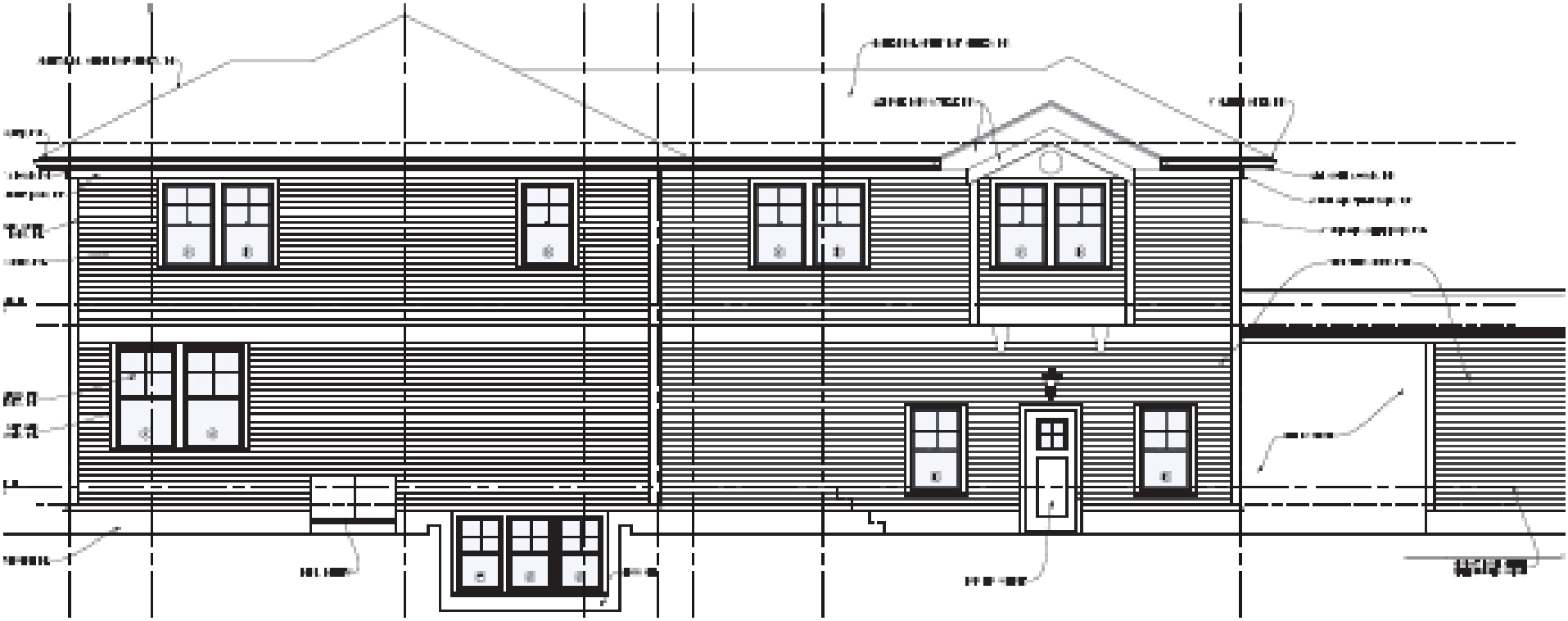


from southeastern property line

Proposed Side Elevation (Unit 3)

from rear property line

Proposed Rear Elevation (Unit 3)



from northwestern property line

Proposed Findings

1. The specific site is an appropriate location for the proposed three single-family attached dwellings due to its location with the Multi Residential 1 zoning district. (§7.3.3.C.1)
2. The proposed three single-family attached dwellings as developed and operated will not adversely affect the neighborhood as the one additional dwelling unit will not be visible from the street, is not taller than the existing two family, and complies with the lot area per unit dimensional standard. (§7.3.3.C.2)
3. The proposed three single-family attached dwellings will not create a nuisance or serious hazard to vehicles or pedestrians because parking will be contained on site. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. Literal compliance with the dimensional standards for the side setbacks, parking within the front setback, and a driveway located within ten feet of the side lot line, is impractical because the waivers reflect the existing conditions of the site and many properties on Broadway have similar parking configurations (§3.2.4, §6.2.3.B.2)

Proposed Conditions

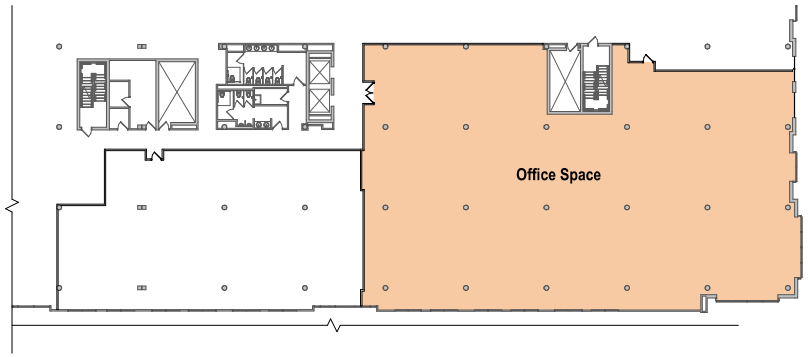
1. Plan Referencing Condition.
2. Standard Building Permit Condition.
    1. Standard O&M Condition/Engineering Review
3. Standard Final Inspection/Certificate of Occupancy Condition.

275 Grove Street

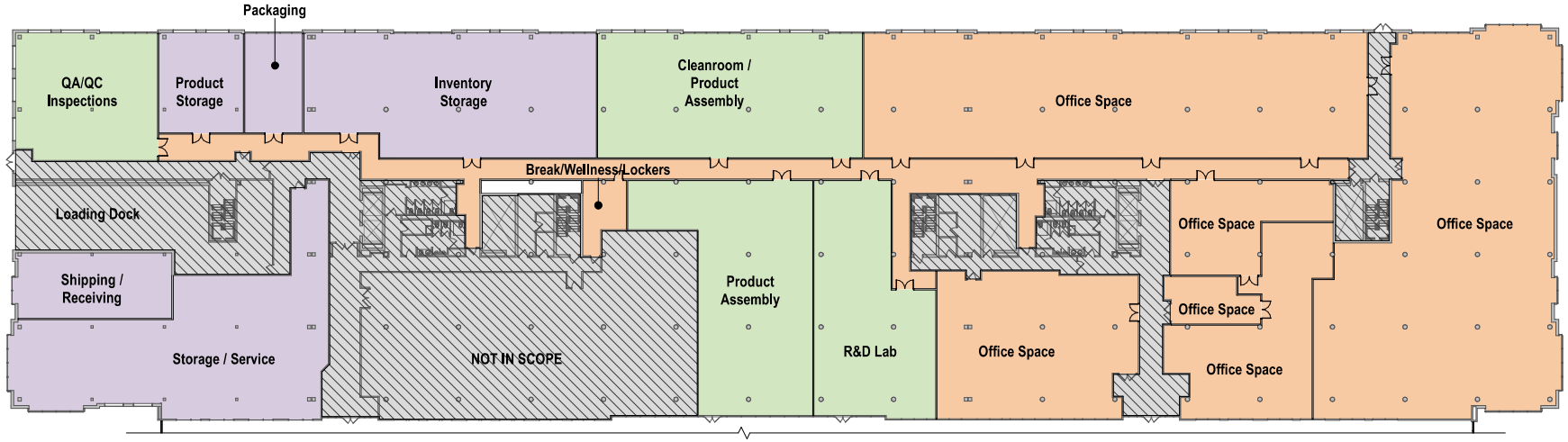
Program Areas	
Space	**TRIA 12/01/20 Plan**
Level 01	
Office & Sales Demonstration	**28,155**
Office Space	24,105
Break / Wellness	300
Circulation	3,750
Laboratory / Research	**12,531**
Cleanroom / Product Assembly	3,930
Product Assembly	3,610
R&D Lab	2,855
QA/QC Inspections	2,136
Storage Spaces	**11,785**
Product Storage	1,010
Packaging	700
Inventory Storage	4,130
Storage / Service	4,720
Shipping / Receiving	1,225
Total Level 01 USF	**52,471**

Level 02	
Office & Sales Demonstration	**10,060**
Office Space	10,060
Total Level 02 USF	**10,060**

Total Tenant USF	**62,531**

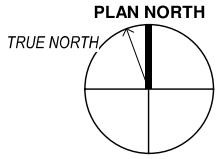


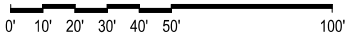
2 LEVEL 02 PARTIAL FLOOR PLAN
1" = 40'-0"



1 LEVEL 01 OVERALL FLOOR PLAN
1" = 40'-0"

REGISTERED ARCHITECT
JEAN E. THACKER
No. 50600
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS





ALEXANDRIA.

Corindus
A Siemens Healthineers Company

TRIA

12/2/2020 | ARE - Riverside Center - Siemens/Corindus
275 Grove St. Newton, MA

21 DRYDOCK AVE | SUITE 330W | BOSTON, MA 02210

Department of Planning and Development

PETITION #33-21

275 GROVE STREET

TO ALLOW A LABORATORY AND RESEARCH FACILITY USE

FEBRUARY 9, 2021

Requested Relief

Special Permit per § 7.3.3 of the NZO to:

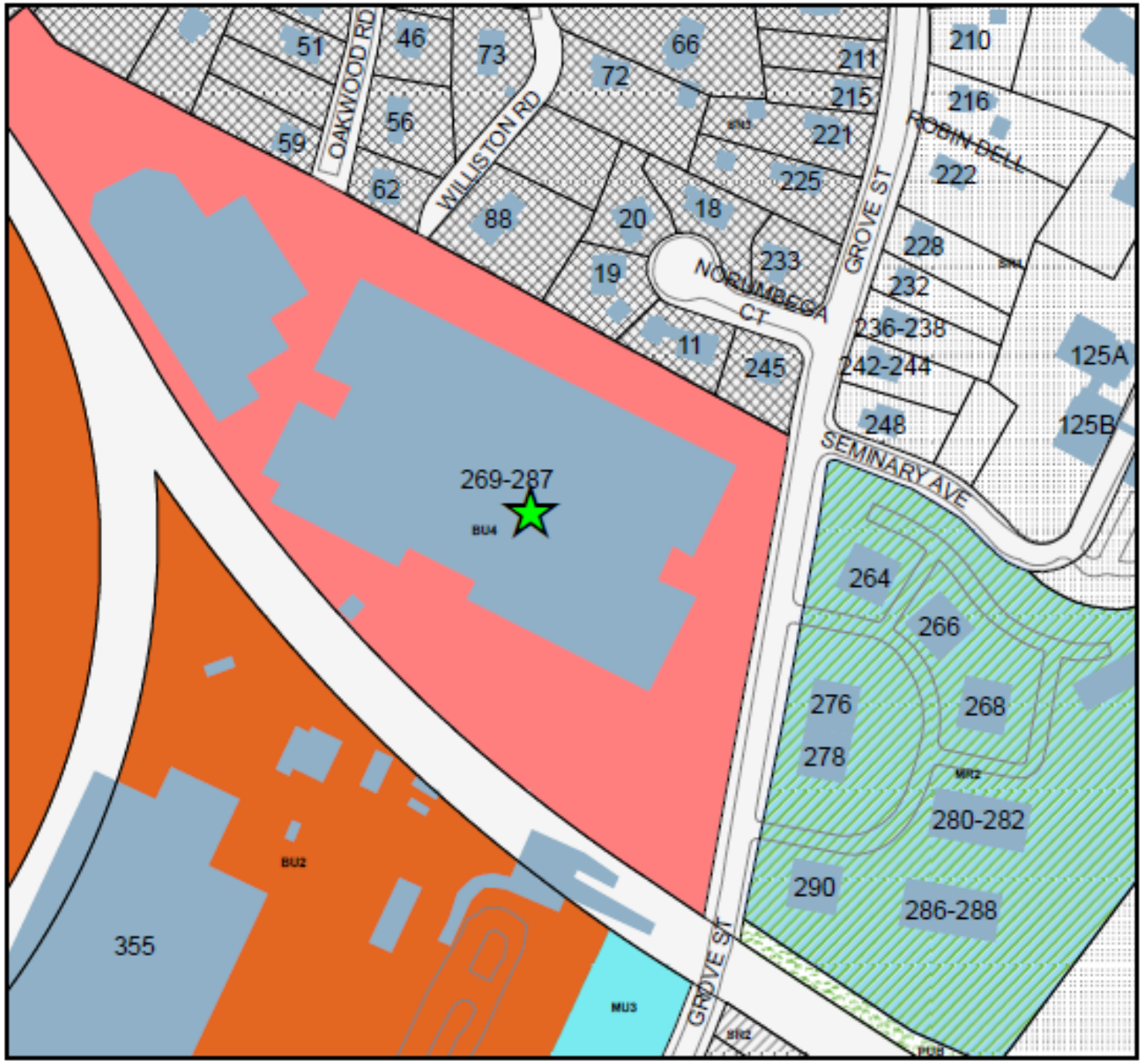
- Allow a laboratory and research facility use in the BU-4 zoning district (§4.4.1, §7.3.3)

Criteria to Consider

When reviewing this request, the Council should consider whether:

- The specific site in the BU-4 zone is an appropriate location for the proposed research and laboratory use (§7.3.3.C.1);
- The proposed research and laboratory use as developed and operated within the BU-4 zone will adversely affect the neighborhood (§7.3.3.C.2);
- The proposed research and laboratory use will create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3); and
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4).

AERIAL/GIS MAP



ATTACHMENT A

Zoning

275 Grove Street

City of Newton, Massachusetts

Zoning

- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi-Residence 2
- Business 2
- Business 4
- Mixed Use 3
- Public Use

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CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

0 12.5 25 50 75 100 125 150 175 200 225 Feet

Map Date: February 01, 2021

ATTACHMENT B

Land Use

275 Grove Street

City of Newton, Massachusetts

Land Use

Land Use

- Single Family Residential
- Multi-Family Residential
- Commercial
- Mixed Use
- Golf Course
- Nonprofit Organizations
- Vacant Land

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CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

0 25 50 75 100 125 150 175 200 225 Feet

Map Date: February 01, 2021

Floor Plan

2 LEVEL 02 PARTIAL FLOOR PLAN
1" = 40'-0"

1 LEVEL 01 OVERALL FLOOR PLAN
1" = 40'-0"

Proposed Findings

1. The specific site in the BU-4 zone is an appropriate location for the proposed laboratory and research facility use because the site contains a 500,000 square feet commercial structure and all changes to the structure will be internal. (§4.4.1, 6.5.9.A §7.3.3.C.1);
2. The proposed research and laboratory use as developed and operated within the BU-4 zone will not adversely affect the neighborhood because the, all changes to the structure will be internal and the proposed use complies with the parking requirements of the Ordinance (§4.4.1, 6.5.9.A, §7.3.3.C.2);
3. The proposed research and laboratory use will not create a nuisance or serious hazard to vehicles or pedestrians because there will be no changes to the site (§4.4.1, 6.5.9.A §7.3.3.C.3);
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved because the use requires fewer parking stalls than the prior use (§4.4.1, 6.5.9.A §7.3.3.C.4).

Proposed Conditions

- Standard plan referencing condition
- Standard building permit condition
- Standard Certificate of Occupancy condition

Schlesinger and Buchbinder, LLP
Attorneys at Law

1149-1151 Walnut Street

February 9, 2021

#319-20 Petition to rezone 13,200 square feet from BU-2 to MU-4

#320-20 Special Permit to construct 26 units, 5 of which are inclusionary, and 1,323 square feet of retail with 23 parking spaces

Zoning Map

COLUMBUS ST
46
56
60
64
63
69
55-65
49
1135
1141
1145
1149
1151
1153-1159
1150-1152
BU2
1156-1160
340
344
336-338
WALNUT ST
LAKE AV
72
BU1
35-41
23-33
43-53
3-21
MBTA-Newton Highlands
LINCOLN ST
Officer English Park
4-14
16-20
22-32
1173-1177
PUB
MR2
MBTA

Comprehensive Plan 2007

- "Development of housing in mixed use areas can lead to maintaining strong, vibrant village centers and mixed use corridors that further the goals in this Plan." (Page 3-19)
- "We need to encourage retention of existing housing and development of new housing that supports village centers, that is focused on public transportation, that increases the City's affordable housing stock, or that further enhances the existing character and diversity of housing types." (Page 3-22)
- "Encourage mixed use in the village centers by promoting housing above retail. Increasing density allowing mixed-use development in the village centers would increase the population within walking distance and as a result would likely expand the available range of goods and services offered there. It would also increase the stock of affordable housing located close to employment centers and public transportation." (Page 6-7)

Mixed Use - 4 District Adoption

Purpose

- "Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment." (Page 4-10)
- "Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community." (Page 4-10)
- This is the first proposal for development in a Mixed Use-4 district outside of Newtonville

Newton Leads 2040

- "Newton's distinct village centers are a product of more than 100 years of transit success in our region and allow Newtonians to connect directly from their villages and neighborhoods to jobs and activities in Boston and other communities throughout the region." (Page 1-7)
- "Smart developments that increase the use of public transit, walking, and bicycling over driving provide myriad benefits, including: reduced congestion, air pollution, and greenhouse gas emissions; improved access to jobs; enabling seniors to age in place; providing options for people that are too young, too old, too poor, have a disability, or otherwise cannot drive; and encouraging healthier, active lifestyles." (Page 2-46)

Schlesinger and Buchbinder, LLP
Attorneys at Law

Dimensional Comparison

	BU-2	MU-4	BU-1
Minimum Lot Area	10,000 Square Feet	10,000 Square Feet	10,000 Square Feet
Height	By Right: 2 stories	By Right: Minimum 2 stories	By Right: 2 stories
	Special Permit: 4 stories or more	Special Permit: Up to 5 stories	Special Permit: Up to 3 Stories
Minimum Lot Area Per Unit	1,200 Square Feet	1,000 Square Feet, waivable by special permit	1,200 Square Feet
Setbacks			
Front	Average of abutters	First floor façade must be set back between 0 and 10 feet from lot line, waivable by special permit	Average of abutters
Side	½ building height or average of abutters; ½ building height or 15' (residential)	Special Permit	½ building height or average of abutters; ½ building height or 15' (residential)
Rear	½ building height (adjacent to residential) or 0	Special Permit	½ building height (adjacent to residential) or 0
Maximum Floor Area Ratio For 4 Stories	2.00	2.00	1.5 for 3 Stories
Allowed Uses	Residential use above ground floor	Residential use above ground	Residential use above ground

Existing Conditions

1149-1151 Walnut Street

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Aerial Perspective Looking West | Existing Conditions

C. TALANIAN REALTY CO. INC. tat

1149-1151 Walnut Street

Newton, MA | January 3, 2022 | 18100 | © The Architectural Team, Inc.

Aerial Perspective Looking East | Existing Conditions

C. HALANIAN REALTY CO. INC. tat

1149-1151 Walnut Street

Newton, MA | January 3, 2021 | 18100 | © The Architectural Team, Inc.

Aerial Perspective Looking South | Existing Conditions

C. HALANIAN REALTY CO. INC. tat

Zoning Map

COLUMBUS ST
46
56
60
64
63
69
55-65
49
1135
1141
1145
1149
1151
1153-1159
1150-1152
BU2
1156-1160
340
344
336-338
WALNUT ST
LAKE AV
72
BU1
35-41
23-33
43-53
3-21
MBTA-Newton Highlands
LINCOLN ST
Officer English Park
4-14
16-20
22-32
1173-1177
PUB
MR2
MBTA

Schlesinger and Buchbinder, LLP
Attorneys at Law

Dimensional Comparison

	BU-2	MU-4	BU-1
Minimum Lot Area	10,000 Square Feet	10,000 Square Feet	10,000 Square Feet
Height	By Right: 2 stories	By Right: Minimum 2 stories	By Right: Minimum 2 stories
	Special Permit: Up to 4 stories	Special Permit: Up to 5 stories	Special Permit: Up to 3 Stories
Minimum Lot Area Per Unit	1,200 Square Feet	1,000 Square Feet, waivable by special permit	1,200 Square Feet
Setbacks			
Front	6 Feet (average)	First floor façade must be set back between 0 and 10 feet from lot line, waivable by special permit	6 Feet (average)
Side	South 4 Feet, North 22 Feet	Special Permit	South 4 Feet, North 22 Feet
Rear	None	Special Permit	None
Maximum Floor Area Ratio For 4 Stories	2.00	2.00	1.5 for 3 Stories
Allowed Uses	Residential use above ground floor is allowed by right	Residential use above ground floor is allowed by right	Residential use above ground floor is allowed by right

1153-1163 Walnut Street

1 Lincoln Street

6-10 Lincoln Street

16 Lincoln Street

32 Lincoln Street

27-51 Lincoln Street

1200 Walnut Street

Existing Conditions

1149-1151 Walnut Street

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Aerial Perspective Looking West | Existing Conditions

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1149-1151 Walnut Street

- Land Use Committee
- Planning Board
- February 9, 2021