

# SPECIAL PERMIT APPLICATION

## TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

### PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

5.1.13, 5.1.4, 7.5.2

- PETITION FOR:**  Special Permit/Site Plan Approval  
 Extension of Non-conforming Use and/or Structure  
 Site Plan Approval

STREET 381 Elliot Street, Newton WARD \_\_\_\_\_

SECTION(S) 51001 + 51043- BLOCK(S) 006+001 LOT(S) \_\_\_\_\_

APPROXIMATE SQUARE FOOTAGE (of property) lot 186,883 Bldg 0300 ZONED MAN

TO BE USED FOR: Sunday School

CONSTRUCTION: Interior renovations only - wood frame construction with masonry brick facade

EXPLANATORY REMARKS: Special permit to waive parking stall requirement and amend special permit 532-65

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) MARY R. BUTLER

SIGNATURE *Mary R. Butler*

ADDRESS 34 Washington St. Suite DEC 7 Wellesley Hills MA 02481

TELEPHONE 781-235-4300 Email mbutler@haynesmanagement.com

ATTORNEY \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_ Email \_\_\_\_\_

PROPERTY OWNER Echo Bridge LLC

ADDRESS 34 Washington St, Suite DEC 7 Wellesley Hills, MA 02481

TELEPHONE 781-235-4300 Email mbutler@haynesmanagement.com

SIGNATURE OF OWNER *Mary R. Butler*

Planning & Development  
Department Endorsement

## ADMINISTRATIVE DETERMINATIONS:

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1. The property is subject to Special Permit #332-65 which granted the office park the right to use an accessory parking lot located across Elliot Street in a residential district. Condition #3 of the special permit prohibits parking in that lot before 7 AM and after 8 PM on Monday through Saturday and all day on Sunday. The petitioner seeks to amend that condition to allow parking in the lot on Sundays.
2. The expansion of the religious use is subject to the administrative site plan review procedure per sections 6.3.12.B.1 and 7.5.2 of the Newton Zoning Ordinance. This procedure governs the review of uses protected under MGL Chapter 40A, Section 3, also known as the "Dover Amendment".
3. The religious use currently occupies 5,000 square feet and is limited to 70 seats. They seek to occupy an additional 5,840 square feet of space currently used as for business offices.

Approximately 4,100 square feet will be used for Sunday School during church services on Sundays and the remaining space will be used for administration and reception. The Commissioner of Inspectional Services has determined that the Sunday school use should be subject to the parking calculation used for day care centers, which requires one stall per every five children plus one for every employee. It is anticipated that there will be 52 children and 13 adult teachers, requiring a total of 24 stalls for the Sunday school use.

The remaining 1,733 square feet of space will be used for the administrative offices and reception. Offices require one parking stall per every 250 square feet of space, resulting in a requirement of seven stalls.

Per Section 5.1.4, religious institutions require one stall for every three seats, plus one stall for every three employees. The current requirement is 27 stalls. The applicant seeks to expand the sanctuary seating to 140, resulting in a total requirement of 50 stalls.

There are 291 parking stalls associated with the entire property: 229 stalls on the main parcel; and an additional 62 located in an accessory parking area across Elliot Street.