

City of Newton



Ruthanne Fuller
Mayor

Inspectional Services Department

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October 19, 2023

Laurance S.L. Lee, Esq.
Rosenberg, Freedman & Lee LLP
Attorneys At Law
246 Walnut Street
Newton, MA 02460-1639

Re: 1650-1660 Washington Street Family Aid / Dover waivers

Dear Mr. Lee:

I am in receipt of your request, on behalf of Family Aid Boston Inc. for certain waivers of the Newton Zoning Ordinance (NZO), "Dover" waivers, for the development of the site at 1650-1660 Washington St., Newton. I also have referred to the City of Newton Planning and Development Department Administrative Site Plan Review for the list of waivers or relief required.

The site consists of a large, developed lot (83,932 square feet) improved with a 3-story building most recently used as a nursing home. It is situated in an SR-2 zoning district. A non-profit educational use providing 42 one-room temporary housing units with group and educational spaces, and a shared kitchen, with indoor and outdoor play spaces is proposed.

The following are the "Dover" waivers under MGL 40A, Section 3 which are required:

1. Waiver of the NZO sec. 3.1.6: A Single-Use Institutional Use is allowed a maximum FAR of .33. Currently the existing FAR is .36 exceeding the maximum. I find the current FAR of .36 is reasonable as there will be no change in the size of the existing building. **Waiver is Granted.**
2. Waiver of the NZO sec. 5.4.2.B: Retaining walls or a combination of retaining walls 4 feet or greater are not allowed in any setback. I find that the increased height of the relocated retaining wall is required for a safe pathway to and from the temporary housing building due to the topography. **Waiver is Granted.**
3. Waiver of the NZO sec. 5.1.8.C.2 Minimum width of maneuvering aisles providing access to stalls for 2-way traffic shall be 24 feet. I find the reconfigured parking stalls will increase the aisle width from 15.5 feet to 18.5 feet making it more conforming. **Waiver is Granted.**

I hope this letter serves your purposes. Please contact this office if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Ciccarillo". The signature is written in a cursive style with a large initial "A".

Anthony Ciccarillo
Commissioner