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August 31, 2020

BY ELECTRONIC MAIL

Ms. Nadia Khan
Chief Committee Clerk
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

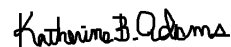
Re: Petition of Zdorovie Senior Services, Inc./141-145 California Street

Dear Nadia,

Enclosed please find a substitute Special Permit for the above-entitled petition. At the public hearing on August 4, 2020, the petitioner was advised to adjust the dimensions of the parking spaces to ensure that all employee parking stalls were at least 8 feet wide, and all van stalls were at least 9 feet wide. Therefore, as is shown on the enclosed Proposed Conditions site plan, there is a net loss of 4 parking stalls. Accordingly, the requested parking waiver has increased from 18 stalls to 22 stalls. Additionally, we are withdrawing the relief requested from Section 5.1.11 since there is a bike rack onsite.

The petitioner requests to have this item docketed on September 8, 2020 for a continued public hearing on either September 29, 2020 or October 6, 2020. Please let me know if you have any questions, and as always, I appreciate your assistance.

Sincerely,



Katherine Braucher Adams

enclosures

cc: Neil Cronin, Chief Planner
Katie Whewell, Senior Planner
Max Mazaev

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a 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 SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

4.4.1; 5.1.3.B; 5.1.4; 5.1.8.B.1&2; 5.1.8.B.4; 5.1.8.B.6; 5.1.8.C.1; 5.1.8.D.2; 5.1.9.A&B; 5.1.10.A; 5.1.13; 7.3.3

- PETITION FOR:**
- Special Permit/Site Plan Approval
 - Extension of Non-Conforming Use and/or Structure
 - Site Plan Approval
 - Amendment of Council Order #215-08(2)

STREET 141-145 California Street WARD 1

SECTION(S) 11 BLOCK(S) 001 LOT(S) 0001A

APPROXIMATE SQUARE FOOTAGE (of property) 65,568 square feet ZONED MAN

TO BE USED FOR: Adult day care center, commercial kitchen and storage

CONSTRUCTION: brick

EXPLANATORY REMARKS: Special permit sought for the operation of a for-profit educational use (4.4.1). The following waivers are also sought, to the extent necessary, pursuant to Section 5.1.13: (i) non-application of A+B=C formula (5.1.3.B); (ii) additional parking waiver of 22 stalls (5.1.4); (iii) minimum stall dimensions (5.1.8.B.1 and 2); (iv) minimum handicapped stall dimensions (5.1.8.B.4); (v) restricted end stalls (5.1.8.B.6); (vi) minimum aisle width (5.1.8.C.1); (vii) minimum driveway width (5.1.8.D.2); (viii) perimeter landscape screening (5.1.9.A); (ix) interior landscape requirements (5.1.9.B); and (x) parking lot lighting requirement (5.1.10.A).

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) Zdorovie Senior Services, LLC

SIGNATURE Katherine B Adams
By: Katherine Braucher Adams, its attorney duly authorized

ADDRESS 34 Peregrine Road, Newton, MA 02459

TELEPHONE N/A E-MAIL N/A


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Planning & Development
Department Endorsement

PROPERTY OWNER (PRINT) Mazzi Realty, LLC

SIGNATURE 
By: Max Mazaev, Manager

ADDRESS 34 Peregrine Road, Newton MA 02459

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