



Ruthann Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: October 13, 2020

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Stephen Buchbinder, Attorney
Boston Showcase Center
Barney S. Heath, Director of Planning and Development
Jonah temple, Assistant City Solicitor

RE: Request to waive 5 parking stalls and associated parking dimensional waivers

Applicant: Boston Showcase Center	
Site: 66 Winchester Street	SBL: 83003 0046
Zoning: MU2	Lot Area: 20,059 square feet
Current use: Warehouse	Proposed use: No change

BACKGROUND:

The property at 66 Winchester Street consists of 20,059 square feet improved with a two-story commercial building. The building is currently occupied by the Boston Showcase Company (BSC), a retail sales and warehouse since 1971, and a martial arts school in operation since 1996. The petitioner requests a special permit to waive five parking stalls to allow for the reconfiguration of the parking area at the front of the building.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Stephen Buchbinder, attorney, submitted 9/1/2020
- Existing Conditions Site Plan, prepared by Mistry Associates, Inc, dated 3/3/2020
- Proposed Conditions Site Plan, signed and stamped by Nolin M. Mistry, engineer, dated 8/21/2020

ADMINISTRATIVE DETERMINATIONS:

1. There are 16 parking stalls on site, with seven located in the front and nine in the rear. The seven stalls in the front of the building are dimensionally nonconforming and back directly onto Winchester Street. While MA DOT is taking air rights above the property, the proposed work to Winchester Street will not take ground level property. The petitioner proposes to reconfigure the parking at the front of the property, resulting in the elimination of five stalls and leaving two parallel parking stalls in the front of the building.

2. The building is currently occupied by the BSC with 7,939 square feet of retail sales space, 5,000 square feet of office and 19,939 square feet of warehouse storage. Additionally, there is a martial arts studio with three employees. While not yet permitted, there is a for-profit fencing school expected to operate within 6,750 square feet of space formerly used as warehouse storage. The fencing school’s parking requirement is satisfied by the credit provided by the previous warehouse use with no net parking demand. Per section 5.1.4.A, BSC requires 28 stalls for the retail space, 20 stalls for the office space and 9 for the warehouse, for a total of 57 stalls. The martial arts studio and fencing school each require one stall per employee, resulting in a requirement of seven stalls. The total required number of stalls for the combined uses on site is 64, where 16 existing stalls are available. The petitioner intends to reconfigure the front parking area, eliminating five of the seven located there. The proposed reconfiguration requires that those five stalls are waived per section 5.1.13.

3. Per section 5.1.7.A, a parking facility with less than five stalls may not have stalls within the required front and side setbacks. Per section 4.2.3, the required front setback for parking in the MU2 district is 15 feet and five feet for the side setback. The petitioner proposes to construct two new parking stalls at the front of the property located 7.4 feet from the front and 3.5 feet from the side, requiring relief.

4. Section 5.1.7.C requires entrance and exit drives be a minimum of 12 feet wide. The proposed one-way circular drive narrows to 7.5 feet in front of the entry stairs, requiring a special permit.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§5.1.4.A §5.1.13	Request to waive five parking stalls	S.P. per §7.3.3
§4.2.3 §5.1.7.A §5.1.13	Request to allow parking within the front and side setbacks	S.P. per §7.3.3
§5.1.7.C §5.1.13	Request to waive the minimum driveway width requirement	S.P. per §7.3.3