



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: January 28, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Katherine Adams, Attorney
Equity Realty, LLC
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow a for-profit school

Applicant: Equity Realty LLC	
Site: 739 Beacon Street	SBL: 61027 0017
Zoning: BU2	Lot Area: 10,498 square feet
Current use: Dry cleaner	Proposed use: For-profit school (martial arts)

BACKGROUND:

The property at 739 Beacon Street consists of 10,498 square feet improved with a one-story commercial building constructed in 1995 at the corner of Beacon Street and Chesley Road. The two-tenant building is currently occupied by a Cambridge Savings Bank, and a vacant space formerly occupied by a Zoots dry cleaner. The petitioner intends to occupy the vacant space to operate a martial arts studio, which is recognized in the Ordinance as a for-profit school. No changes to the site plan are proposed.

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

- Zoning Review Application, prepared by Katherine Adams, attorney, dated 1/3/2019
- Land Title Survey, signed and stamped by Thomas F. Winslow, surveyor, dated 5/21/1996
- Floor Plan, prepared by CID Associates, Inc, architect, dated 5/9/1995
- Proposed Floor Plan, signed and stamped by Donald Lang, architect, dated 12/10/2018

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to operate a martial arts studio focusing on semi-private instruction, primarily geared toward children, and limiting enrollment to seven or eight students per class, with one class at a time. The martial arts studio is considered a for-profit school, per section 6.3.14. Pursuant to sections 4.4.1 and 6.3.14.B.2, a special permit is required to allow a for-profit educational use in the BU2 zoning district.
2. There are fourteen parking stalls in an existing surface parking facility behind the building accessed off of Chesley Road. The existing bank occupies 2,000 square feet and has five employees working at the busiest shift. Per section 5.1.4, a bank is parked as a personal service use, which requires one stall per every 300 square feet plus one stall per every three employees. The existing bank requires a total of nine stalls.

Per section 5.1.4, a for-profit school requires one stall per each employee. The petitioner proposes to have not more than two employees working at any time.

The total proposed parking requirement for the property is 11 stalls per section 5.1.4, where 14 are provided on site. No relief is required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3