

**Request for Waiver at 425-433 Watertown Street**

**Screening-** The site is enclosed on the North, South East and West sides with a combination of 6'-0" chain link and wood stockade fence. There is heavy foliage on neighboring side lot and a planting bed separating the office parking lot from the warehouse parking lot. There is a small grass area in front of the 233 entrance between the building and public sidewalk.

**Parking in the Setback-** A waiver is requested because there are a number of parking spaces in the side and front set back area. The removal of any parking space in these areas would cause a hardship to the tenants assigned these spaces and the property value.

**Photometric Plan-** A waiver is requested for a photometric plan. The light fixtures around the site have been in place for over 15 years and the manufacture and fixture specifications are not available. The lights consist of wall packs on the buildings and down lighting under the awning facade.

**Parking layout-** A waiver is requested for the number of parking spaces required per the square footage and use of the buildings and conformity of the parking layout (see attached tenant roll). For approximately the past 35 years the site has been used in its present state as office and warehouse. The parking spaces in the lot are assigned to the tenants and there are ten guest parking spaces made available. Many of the spaces in the lot are apparently non-conforming because of the width of the parking space, the tandem layout or aisle width. The current use of the office and warehouse buildings does not meet the required number of parking spaces per the City's present parking regulations.

**Dumpster enclosure-** A waiver is requested for the enclosure of the on-site dumpster because the enclosure would encroach upon the adjacent parking spaces and result in the loss of additional parking spaces. The dumpster is located in the rear of the office building and screened from the road by the building and fence.

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Newton City Clerk  
2013 NOV 26 AM 11:12  
David A. Olson, CMC  
Newton, MA 02459

<b>425-433 Watertown Street</b>					
			<u>Parking Spaces Required per City of Newton</u>	<u>Assigned Parking Spaces to Tenant</u>	
<u>OFFICES (1 PER 250 SF)</u>	<u>Use</u>	<u>SF</u>			<u>parking +/-</u>
WORLD CLASS LOGISTICS	office	2521	11	6	5
ACADEMY OF PHYSICAL & SOCIAL DEVELOPMENT	office	1055	5	3	2
NEWTON COMMUNITY DEVELOPMENT	office	1230	5	4	1
GOLDMAN REINDORF ARCHITECTS	office	1282	6	4	2
429 - SUITE 201 - VACANT	office	2195	9	7	2
429 - SUITE 203 - VACANT	office	1342	6	4	2
		<b>TOTAL</b>	<b>42</b>	<b>28</b>	<b>14</b>
<b><u>MEDICAL OFFICES (1 PER 200 SF)</u></b>					
VAST DENTAL	medical	2496	13	8	5
		<b>TOTAL</b>	<b>13</b>	<b>8</b>	<b>5</b>
<b><u>WAREHOUSE ( 1 PER 4 EMPLOYEES, AND 1 PER 2,500 SF)</u></b>					
PARTNERS IN DESIGN (14 EMPLOYEES)	WH	3150	6	4	3
PARTNERS IN DESIGN (INCLUDED ABOVE)	WH	3000	3	2	1
ACADEMY OF PHYSICAL & SOCIAL DEVELOPMENT - EMPLOYEES ARE HOUSED IN FRONT BLDG	Rec	3800	3	2	1
PARTNERS IN DESIGN (INCLUDED ABOVE)	WH	1891	2	1	1
DANA'S MOVING (1 EMPLOYEE)	Storage	2500	2	2	0
O & A MARIANO LANDSCAPING (1 EMPLOYEE)	Storage	1296	2	1	1
		<b>TOTAL</b>	<b>18</b>	<b>12</b>	<b>7</b>
GUEST PARKING				10	
			<b>73</b>	<b>58</b>	
Parking Waiver					<b>15</b>