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Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

Date: September 4, 2018

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Curtis House LLC, Owner  
Artisan Child Care, Applicant  
Frank Stearns, Attorney  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Acting City Solicitor

RE: **Request to to waive 17 parking stalls**

Applicant: Curtis House LLC	
Site: 2330 Washington Street	SBL: 42031 0018
Zoning: BU1	Lot Area: 28,277 square feet
Current use: Day Care Center	Proposed use: No change

### BACKGROUND:

The property 2330 Washington Street is comprised of 28,277 square feet in the Business 1 zoning district abutting the Charles River to the rear. The commercial building was constructed in 1840 as a residential dwelling and has been occupied by the Artisan Day Care Center since 2014. There are 24 parking stalls on the property, with five located at the front of the property for pick-up and drop-off. The property is almost entirely located within the Rivers Protection area and conservation restrictions. The day care center is seeking to increase the number of children and teachers in the program, requiring a waiver from parking requirements.

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

- Zoning Review Application, prepared by Frank Stearns, attorney, dated 8/9/2018
- As-Built Site Plan, signed and stamped by Paul S. Campbell, surveyor/engineer, dated 7/30/2018
- Parking Management Plan, dated 6/21/2018

**ADMINISTRATIVE DETERMINATIONS:**

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1. The Artisan Child Care center opened in 2014 following an administrative site plan review by the Planning Department. At that time, the center restricted its enrollment to 60-65 children and 11 staff in accordance with the 24 existing parking stalls. The building has underutilized space and the center would like to expand to up to 106 children and 20 staff.

Per sections 5.1.4 and 6.3.4.B.3.c, a day care center use requires one stall per every five children, and one stall per each employee. The existing enrollment and staff require 24 stalls, which are currently provided on site. The increase in enrollment and staff increases this requirement to 41 stalls (21 for the children and 20 for the staff).

There are 24 parking stalls available on the property. Per section 5.1.4 and 6.3.4.B.3.c, the petitioner requires a waiver of 17 parking stalls to increase enrollment to 106 children and staff to 20.

2. The petitioners do not intend to alter the parking or site in any way. No further relief is required.
3. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§5.1.4 §6.3.4.B.3.c	Request to waive 17 required parking stalls	S.P. per §7.3.3