

Department of Planning and Development



PETITION #177-16

**1375-1379 WASHINGTON
STREET**

**SPECIAL PERMIT/SITE PLAN
APPROVAL TO WAIVE THE PARKING
REQUIREMENT ASSOCIATED WITH
THE EXPANSION OF AN EXISTING
RESTAURANT**

JUNE 14, 2016



Requested Relief



Special Permits per §7.3.3 of the NZO to:

- To waive up to thirteen (13) parking stalls for a forty-nine (49) seat restaurant (§5.4.1)

Criteria to Consider



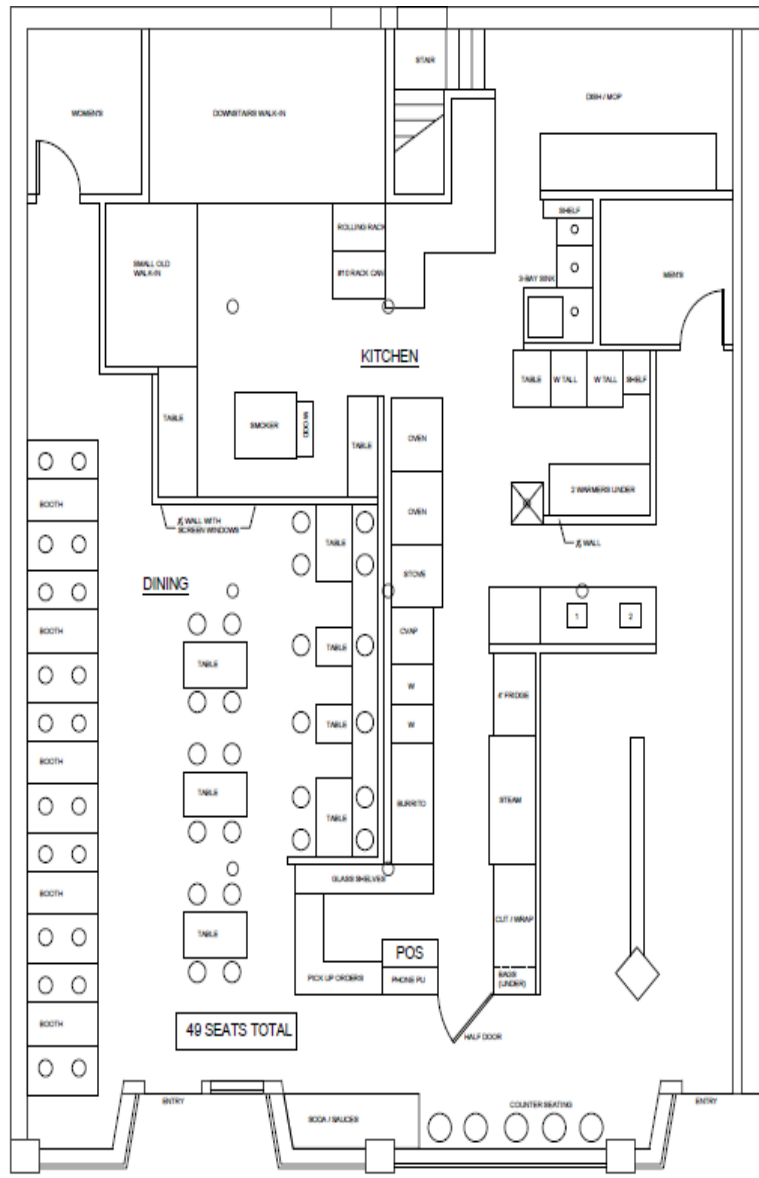
When reviewing this request, the Council should consider whether:

- There will be no nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3);
- The use as developed and operated will not adversely affect the neighborhood (§7.3.3.C.3);
- Whether literal compliance of the number of parking stalls are impractical due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot such that these exceptions will be in the public interest, or the interest of safety, or protection of environmental features (§5.1.13).

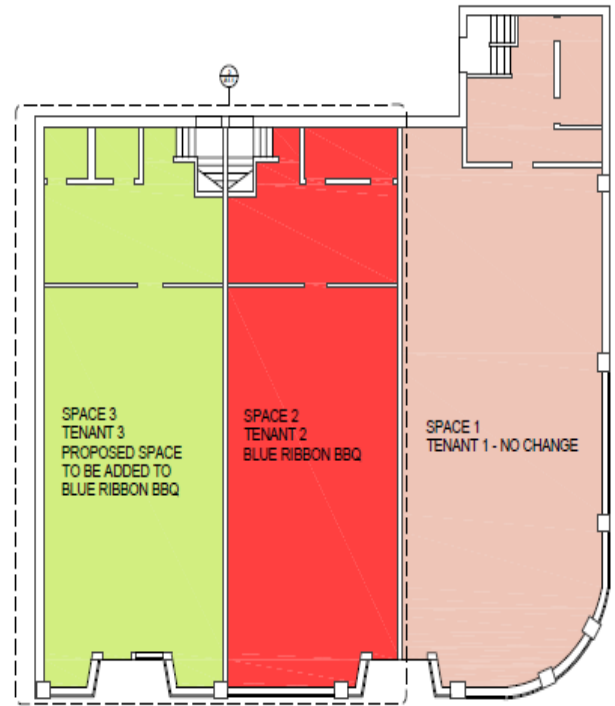
AERIAL/GIS MAP



Floor Plan (proposed)



2) 1375 WASHINGTON STREET - PROPOSED BLUE RIBBON BBQ PLAN
SCALE: 3/8" = 1'-0"



LEGEND:

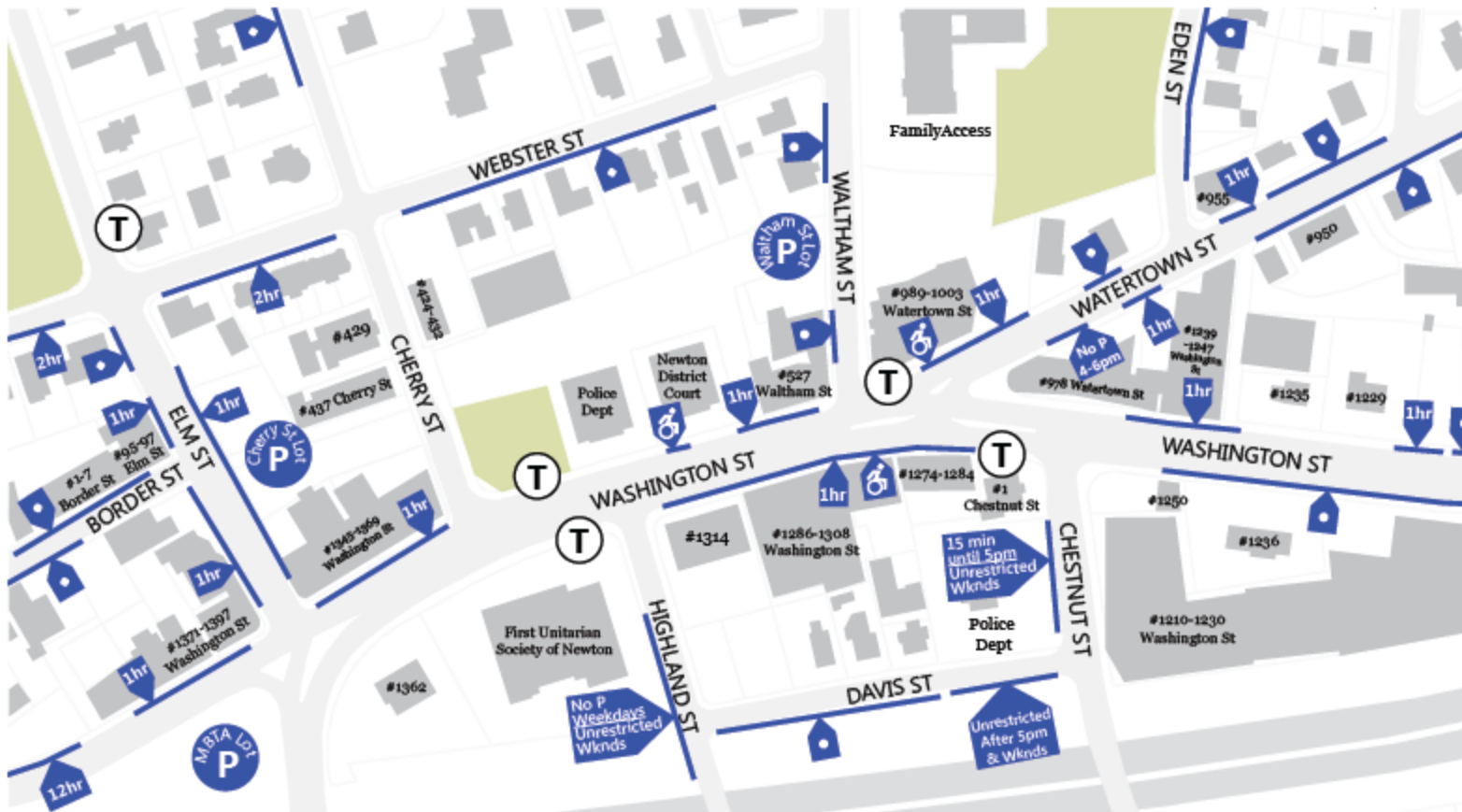
- SPACE 1 - TENANT 1 - 1,273 SF SF - NO CHANGE
- SPACE 2 - TENANT 2 'BLUE RIBBON' - 981 SF - 12 SEATS
- SPACE 3 - TENANT 3 - 990 SF
PROPOSED SPACE TO BE ADDED TO BLUE RIBBON BBQ = 37 ADDITIONAL SEATS.

BLUE RIBBON TO HAVE 1,867 PROPOSED SF
AND 49 PROPOSED SEATS

1) 1375 WASHINGTON STREET - EXISTING TENANT PLAN
SCALE: 3/16" = 1'-0"

West Newton Square

City of Newton



Public Parking

Unrestricted Parking

Restricted Parking (metered @ \$0.75/hr & unmetered)
Enforcement Hrs: M-Sa 8am-6pm

No overnight parking is allowed on-street from Nov 15- April 15

Cherry St & Waltham St Public Lots
3hr Parking (\$0.75/hr)
12hr Parking (\$0.50/hr)
Enforcement Hrs: M-Sa 8am-6pm

Unlimited time
(\$4.00/day-Pay By Phone)
Enforcement Hrs: 24/7

Transit

INBOUND Express Bus Routes
553 - toward Downtown Boston via Newton Corner
554 - toward Downtown Boston via Newton Corner

OUTBOUND Express Bus Routes
553 - toward Roberts via Waltham Center
554 - toward Waverly via Waltham Center

City-Wide Transportation Strategy



- Due out in the fall of this year
- Will include Parking Management aspect based on the Newton Centre Parking Strategy
- Components may include:
 - Availability Goals
 - Demand-Based Pricing
 - Customer Friendly Enforcement Practices

Proposed Findings



- There will be no nuisance or serious hazard to vehicles or pedestrians;
- The use as developed and operated will not adversely affect the neighborhood because the site is served by sufficient on-street and off-street parking;
- This special permit will retain an existing use on-site;

Proposed Findings (continued)



- The waiver of up to thirteen (13) stalls is appropriate as literal compliance of the number of parking stalls is impractical due to the size and location of the lot in a densely settled commercial district; and
- The expansion of a restaurant use in this location (Business 1 zone) is consistent with the 2007 Newton Comprehensive Plan, which supports strengthening viable businesses that contribute to the vitality of Newton's village centers without adverse impact on the surrounding neighborhood.

Proposed Conditions



1. Plan referencing condition.
2. The petitioner may operate a restaurant with a maximum of forty-nine (49) seats and up to eight (8) employees on the largest shift.
3. The petitioner shall screen any dumpsters with a wooden fence, or similar material as approved by the Director of Planning and Development.
4. The petitioner shall promote the locations of parking stalls on the restaurant's website.
5. Standard Building Permit Condition.
6. Standard Final Inspection/Certificate of Occupancy Condition.