



Setti D. Warren
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

James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: May 5, 2016

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Scott Gubitose, Applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to waive up to 13 parking stalls

Applicant: Kenmore Realty Corporation	
Site: 1375-1379 Washington Street	SBL: 33015 0032
Zoning: BU1	Lot Area: 4,393 square feet
Current use: Restaurant with 12 seats	Proposed use: Restaurant with 49 seats

BACKGROUND:

The property at 1371-1379 Washington Street consists of a 4,393 square foot lot improved with a commercial building with three tenant spaces. There is no off-street parking on the site. The applicant, the owner of Blue Ribbon Bbq, currently occupies the center space with 961 square feet and 12 restaurant seats. The applicant seeks to take over the adjacent 996 square foot space and add an additional 37 seats to the restaurant. As no parking is available on site, a waiver from the parking requirements is requested.

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

- Zoning Review Application, prepared by Scott Gubitose, applicant, dated 5/5/2016
- Floor plan, signed and stamped by Adam Glassman, architect, dated 5/2/2016

ADMINISTRATIVE DETERMINATIONS:

1. There is no available off-street parking on the site. The applicant is currently operating with 12 seats, and after expansion into the adjacent tenant space, will have up to 49 restaurant seats, but will not increase the number of employees working at the busiest shift. Pursuant to Section 5.1.4, a restaurant requires one stall per each three seats, and one stall for every three employees at the busiest shift. The existing 12 seats and employees are grandfathered by the previous use of the site, this application addresses only the additional 37 seats. To add these seats, the applicant requires a waiver of 13 parking stalls.
2. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§5.4.1	Parking waiver for up to 13 parking stalls	S.P. per §7.3.3