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G. MICHAEL PEIRCE, ESQ.

ATTORNEY AT LAW

March 15, 2013

IN HAND DELIVERY

Alderman Theodore Hess-Mahan, Chairman
Land Use Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RECEIVED
Newton City Clerk
2013 MAR 15 PM 3:28
David A. Olson, CMC
Newton, MA 02459

Re: 602 Washington Street/veterinary hospital/special permit

Dear Chairman Hess-Mahan:

I am writing on behalf of John and Carole Dejong, who are proposing to open a veterinary hospital in Bruno DeFazio's building on Washington Street, across from the Whole Foods Market. While a business zoned property the zoning ordinance requires that we request a special permit for this use. John has been a veterinarian for many years and sees a real need to be served in Newton. This will be an **interior fit-out only**, with no new construction or changes to the site.

Additionally the petition seeks a two (2) space parking waiver; there are ten (10) existing spaces which, based upon our business plan and John's many years experience in the profession, we are confident they will be more than sufficient. While we are taking the entire building (first floor at street level and basement) the 'patients'/ owners will only access the first floor, and even there will be primarily restricted to a small (less than 300 square foot) waiting area. The entire basement level is for in-house use, with storage, recovery cages/dog runs, etc. Please note this is a clinic/hospital use with no boarding of the animals. Also this will be essentially a by-appointment facility, although of course an emergency situation will be accommodated. Initially John will be the only veterinarian, performing limited day surgeries and otherwise seeing owners and their pets

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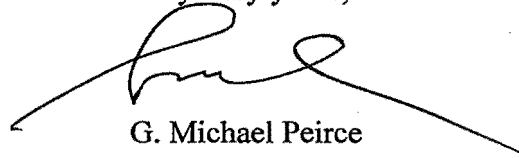
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to assess their needs. However if all is successful a second vet may be added in the future and thus we have requested the technical waiver to accommodate as many as a maximum total of six (6) employees.

We look forward to a complete presentation at the upcoming public hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read "G. Michael Peirce", with a long horizontal flourish extending to the right.

G. Michael Peirce

Cc: Land Use Committee
Eve Tapper