

August 13, 2012
Max and Leo's Artisan Pizza
325 Washington Street
Newton, MA 02458

Dear City of Newton Board of Aldermen,

Max & Leo's Artisan Pizza has performed a parking study of the Newton Corner area surrounding its restaurant location. The analysis was conducted during different meal periods between Monday, August sixth and Monday, August thirteenth 2012. The streets included are the following: Washington Street, Bacon Street, Thornton Street, Hovey Street, Pearl Street, Centre Street and Richardson Street. There are also two nearby surface parking lots, one is located off Pearl Street, and the other is located off Centre Street. All parking included in this study is situated within two blocks of the restaurant.

Summary of our findings:

<u>Date</u>	<u>Meal Period</u>	<u>Available Street Spaces</u>	<u>Available Lot Spaces</u>
Monday 8/6	Lunch	58	29
Monday 8/6	Dinner	91	91
Tuesday 8/7	Lunch	52	29
Tuesday 8/7	Dinner	84	86
Wednesday 8/8	Lunch	54	41
Wednesday 8/8	Dinner	81	88
Thursday 8/9	Lunch	49	39
Thursday 8/9	Dinner	96	85
Friday 8/10	Lunch	51	33
Friday 8/10	Dinner	68	88
Saturday 8/11	Lunch	61	76
Saturday 8/11	Dinner	90	101
Sunday 8/12	Lunch	87	89
Sunday 8/12	Dinner	105	87
Monday 8/13	Lunch		
Monday 8/13	Dinner		

Per the Zoning Review Memorandum from Chief Zoning Code Official Seth Zeren, an increase of nine parking spaces will be required to increase seating from 12 to 37 seats. Per Zoning Ordinance 30-19(m), Max & Leo's Artisan Pizzeria is requesting a waiver for the addition of nine parking spaces.

As the study shows, there is ample parking available for the restaurant's patrons during peak business hours, much greater than the nine additional spaces required. We would also like to point out the One Newton Place public parking garage (over 300 stalls), located off Bacon Street and the 6 parking stalls in the rear of Max & Leo's were not included in this study and present even greater parking options for our patrons.

Please see attached street map and site plan identifying examined streets and parking count charts for further details of our analysis.

Sincerely,

Max and Leo Candidus
Owners
Max & Leo's Artisan Pizzeria

Sunday
August 12, 2012

Parking Study for Max & Leo's Pizzeria

Date: Sunday 8/12/12 Lunch Time:

<i>Location</i>	<i>Parking Spaces</i>		<i>Vacant Spaces</i>	<i>Additional Notes</i>
Washington St.	21		8	Thornton St. to Centre St. section
Washington St.	27		22	Church St. to Thornton St. section
Bacon St.	6		2	Spaces are closest to Washington St.
Thornton St.	19		14	Off Washington St.
Hovey St.	11		8	Off Washington St.
Pearl St.	24		19	Spaces from School St. to Bacon St.
Richardson St.	12		9	Opposite side of hotel, dedicated pedestrian access exists
Centre St.	14		5	Opposite side of hotel, dedicated pedestrian access exists
Surface Parking Lot 1	73		46	Accessed from Pearl St.
Surface Parking Lot 2	61		43	Accessed from Washington St. and Richardson St.
Totals:	268		176	

Date: Sunday 8/12/12 Dinner Time:

<i>Location</i>	<i>Parking Spaces</i>		<i>Vacant Spaces</i>	<i>Additional Notes</i>
Washington St.	21		6	Thornton St. to Centre St. section
Washington St.	27		27	Church St. to Thornton St. section
Bacon St.	6		1	Spaces are closest to Washington St.
Thornton St.	19		18	Off Washington St.
Hovey St.	11		11	Off Washington St.
Pearl St.	24		22	Spaces from School St. to Bacon St.
Richardson St.	12		8	Opposite side of hotel, dedicated pedestrian access exists
Centre St.	14		12	Opposite side of hotel, dedicated pedestrian access exists
Surface Parking Lot 1	73		39	Accessed from Pearl St.
Surface Parking Lot 2	61		48	Accessed from Washington St. and Richardson St.
Totals:	268		192	