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James Freas
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PUBLIC HEARING MEMORANDUM

Public Hearing Date: November 18, 2014
Land Use Action Date: December 9, 2014
Board of Aldermen Action Date: February 2, 2015
90-Day Expiration Date: February 17, 2015

DATE: November 14, 2014

TO: Board of Aldermen

FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Daniel Sexton, Senior Planner 

SUBJECT: **Petition # 362-14**, SEPHARDIC CONGREGATION OF NEWTON, INC./EDMUND I. SHAMSI, for a SPECIAL PERMIT/SITE PLAN APPROVAL to waive 26 parking stalls and associated dimensional requirements for an orthodox synagogue at 556 WARD STREET, Ward 2, NEWTON CENTRE, on land known as SBL 13, 32, 2, containing approximately 12,142 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: 30-24, 30-23, 30-19(d)(13) and 30-19(m) of the City of Newton Rev Zoning Ord., 2012.

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis, which may be useful in the special permit decision-making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



556 Ward Street

EXECUTIVE SUMMARY

The property located at 556 Ward Street consists of 12,142 square feet of land and is improved with a single-family dwelling that was constructed in 1923. Since 2005, the residence has been used as a synagogue without prior approval. The petitioner, an Orthodox Jewish congregation, previously used the basement at Temple Beth El across the street prior to occupying the 556 Ward Street parcel. Because the congregation is a protected organization under M.G.L Chapter 40A, Section 3, commonly referred to as “the Dover Amendment,” no local zoning ordinance can regulate the use of land or structure for religious purposes other than reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

In December of 2012 the Inspectional Services Department (ISD) issued a building permit for a 30’ by 30’ addition to the rear of the dwelling and the creation of two new bathrooms in the basement. The property owner did not disclose that the property was or would be used for a synagogue. The work authorized under that building permit has since received a stop work order until the congregation obtains the necessary approvals to occupy the space. In the interim, the use has been allowed to continue its operations on-site while the necessary approvals are obtained.

The petitioner is proposing to continue operations at this site and is seeking a special permit for waivers to certain parking requirements. The project plan contains far fewer parking spaces than are required by the Newton Zoning Ordinance (NZO) and proposes to legalize existing noncompliant layout of the parking facility as it relates to the dimensional and design controls, and requires review through the special permit process for such waivers. The petitioner is also seeking “Dover Waivers” from the Commissioner of Inspectional Services to waive certain dimensional requirements for the use of the structure as a single use institution in the Single Residence 2 district (**ATTACHMENT A**). In the event that the Board does not grant a special permit waiver for the relief referenced above, the petitioner has indicated that additional Dover Waivers will be sought from the Commissioner of Inspectional Services.

Per the *Newton Comprehensive Plan* (Plan), adopted in 2007, the City’s residents recognize the religious and social value of houses of worship and their potential to be stable anchors for community structure and land use.¹ As has been found through the development of other religious institutions in the City, the significant investment by these institutions in the neighborhood can be a strength and amenity serving many local residents. The Plan further acknowledges, however, that the development and expansion of these institutions can adversely impact existing neighborhoods as well.² The Planning Department is conscious of the balance that must be achieved between the institution and abutters as well as the surrounding neighborhood.

Knowing that the surrounding neighborhood is already home to a number of other single use institutions operating as houses of worship, the Department is concerned about the potential

¹ *Newton Comprehensive Plan*, dated 2007, page 3-8.

² *Newton Comprehensive Plan*, dated 2007, page 3-9.

impacts an additional institution may have on immediate abutters and the surrounding neighborhood. The Department recommends that the petitioner consider appropriate landscape plantings and operational conditions to minimize and mitigate the potential impacts and maximize benefits to the community. These measures have been successfully applied to other synagogues in the area to balance the needs of the institution and minimize the degradation, of the quality of life for abutters in the surrounding neighborhood.

I. SIGNIFICANT ISSUES FOR CONSIDERATION:

When reviewing this request, the Board should consider whether:

- The literal compliance with the parking ordinance is impracticable due to the nature of the use or the location, size, width, depth, shape, or grade of the lot. (§30-19(m))
- Waiver of the number of parking stalls and waivers of the design and dimensional controls for parking and bicycle facilities are in the public interest of safety or protection of environmental features. (§30-19(d)(13), §30-19(h)(4)(a), §30-19(h)(3)(b), §30-19(h)(2)(d), §30-19(h)(5)(a), §30-19(i)(2), §30-19(j)(1), §30-19(k), and §30-19(m))
- The requested waivers will not adversely affect the neighborhood. (§30-24(d)(2))
- The requested waivers will not create a nuisance or serious hazard to vehicles or pedestrians in the surrounding neighborhood. (§30-24(d)(3))
- The access to the site over streets is appropriate for the types and numbers of vehicles involved. (§30-24(d)(3))

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The property is located on Ward Street and is proximate to the intersection of Ward Street and Morseland Avenue as well as Commonwealth Avenue. The subject property and surrounding neighborhood are characterized by single-family residences, but also contain other religious institutions (**Attachment A**). Within a 600-foot radius of the synagogue, one can find the Beth El (Ward Street) and Shaarei Tefilah (Morseland Avenue) congregations operating as well. The project site and surrounding neighborhood are located within a district zoned Single Residence 2 (SR2) (**ATTACHMENT B**).

B. Site

The property consists of 12,142 square feet of land and is improved with a single-family dwelling and a detached garage that was constructed in 1923. The current owner, a member of the congregation, purchased the property in 2005 and allowed the congregation to use the dwelling as a place of worship without obtaining permits or prior approvals from the City. In 2012, the owner obtained a building permit to construct a 30' by 30' family room addition to the rear of the dwelling and the creation of two new bathrooms in the basement. The owner did not disclose it at the time of permitting that the residence was being used as a

house of worship. Upon becoming aware of the structure's use, ISD issued a stop work order for the rear addition and directed the petitioner to obtain the necessary approvals to occupy the parcel. The site is partially surrounded by mature vegetation, landscape plantings, and fencing that moderately screens views of the site front the street. The site has vehicular access via a bituminous driveway on the east side of the property off of Ward Street. The entrance drive begins with a 14-foot wide curb cut and narrows down to nine feet adjacent to the dwelling, but then widens out towards the rear of the residence into a paved parking facility. The site plan indicates that approximately 42% of open space is available on the site.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

According to the petitioner, and confirmed by a review of parcel records, the property was used as a single-family residence from 1923 to 2005. Then, in 2005, the congregation began to use the residence as a house of worship. At the time the congregation began holding services within the residence, no permits or prior approvals had been obtained from the City. Prior to occupying this property, the congregation held its services in the basement of Temple Beth El at 551 Ward Street.

If this special permit is approved, the petitioner has indicated that a series of Dover Waivers will be sought from the Commissioner of Inspectional Services, which will waive other provisions of the NZO and allow the synagogue to operate on this site.

B. Building and Site Design

The petitioner's project will not result in any changes to the structure. The petitioner has indicated that they will seek to amend the building permit for the rear addition to account for the building's use as a synagogue, which is considered an assembly use. If approved, the petitioner indicated that the rear addition would not be used as an expansion of the sanctuary, but as a multi-purpose space for other functions and gatherings of the congregation. According to the proposed floor plans for the synagogue, the seating capacity of the sanctuary will be 94 seats.

Since the single-family dwelling was permitted in the SR2 district under different dimensional requirements than a structure containing a single use institution, the petitioner will be seeking Dover Waivers from the Commissioner of Inspectional Services for those requirements not able to be waived by a special permit. The Dover Waivers being sought by the petitioner include allowing an available open space of 42% (minimum requires is 50%), a lot area of 12,130 square feet (minimum required is 15,000 square feet), a floor area ratio of .53 (.33 is the maximum allowed), and reduced side and rear setbacks for the existing structures on the site to be used by the single use institution.

The Planning Department believes that implementing operational controls and installing quality landscaping are of paramount importance to mitigate off-site impacts for immediate abutters and the surrounding neighborhood.

C. Parking and Circulation

According to the NZO, the previous use of the site as a single-family residence required that two parking stalls be available on the site. These parking stalls appear to have been accommodated within the detached garage and paved area at the rear of the site. However, as a place of assembly, the petitioner is required to provide one parking stall for every seat within the sanctuary and an additional parking stall for every three employees. With 94 seats in the sanctuary, and one Rabbi, the use is required to provide 32 parking stalls on-site. As proposed, the site can only accommodate five parking stalls, one being handicapped accessible. With the two stall credit from the previous single-family use and the petitioner's ability to provide five parking stalls on-site, the petitioner is seeking this special permit to waive 26 parking stalls required by the NZO.

The petitioner has indicated that the membership of the congregation has been stable in the low 50's and that some of the members are financial contributors but are not active worshippers. The congregation is a branch of the Orthodox denomination, meaning that the vast majority of the membership walk, and do not drive, for Sabbath and other holiday service. (The Jewish Sabbath occurs from sundown on Friday through sundown on Saturday and is considered a day of rest and reflection. Orthodox Jewish denomination forbids the operation of motor vehicles, leading congregants to walking to synagogue and to other destinations on the Sabbath. The same prohibitions on driving apply to approximately thirteen other holidays in the yearly calendar.) The proposal also indicates that the congregation will not be operating an on-site day care or religious day school or after school. Further, many of the congregation's members own residences within close proximity to the synagogue.

The petitioner's application provided an analysis of the congregation's weekly service schedule, typical service attendance and observed parking demand. The analysis suggests that attendance is seldom representative of the full membership of the congregation and that most members do not drive to most of the regular services. It is not clear from the petitioner's data what the parking demand is for special events, such as bar and bat mitzvah celebrations, or the renting of the facility may have on the surrounding neighborhood. The petitioner should be prepared to clarify this at the public hearing.

Additionally, the development pattern of the site appears to limit the functionality of some of the proposed parking stalls and the circulation of the parking facility. Specifically, the parking stall within the detached garage will be limited due to the placement of the handicapped parking stall and loading area in front of the garage door. The remaining three outdoor parking stalls are dimensionally noncompliant due to their length of 18 feet, where 19 feet is required. Access to the parking

facility is also hindered due to the substandard entrance drive (14-foot curb cut) and maneuvering aisle (9-feet at the narrowest point).

Knowing that other temples operate within the surrounding neighborhood and the limited availability parking on-site, the Planning Department is concerned about the intense usage of parking on public streets in the surrounding neighborhood and the friction it is likely to cause with many neighbors. Since an analysis of the parking demand during special events or the renting of the facility were not provided, the Department is also concerned about the potential parking impacts on those occasions where participants may drive. Finally, the Department is concerned that the impacts may increase in the future if the congregation and its members adopt religious practices in the future that do not preclude driving. While this scenario may be unlikely, further restrictions and/or alternative will need to be considered if it occurs. As such, the Department recommends the following conditions be considered:

- The petitioner should limit the rental of the facility to member families to avoid additional event impacts.
- During special events, rentals of the facility or certain holidays, the petitioner should engage a police detail, at their expense, to manage and monitor the movements of pedestrians and vehicles.
- During larger events, the petitioner should consider implementing other parking arrangements or use a shuttle when participants are likely to drive.

D. Landscape Screening

The petitioner is not proposing to change the existing landscaping for the site. The site is partially surrounded by mature vegetation, landscape plantings, and fencing that moderately screens views of the site front the surrounding streets and abutting properties. Most of the plantings on the site are deciduous, and do not provide year-round screening, thus enhancement of the existing landscaping on the site is critical to managing the interface between this institutional use and its residential neighbors. The Planning Department encourages to the petitioner to consider installing high quality landscaping to avoid off-site impacts.

The petitioner indicated that the site will not comply with the open space requirement for parcels containing a single use institution. According to the current site plan, the available open space is shown at 42%, which is below the minimum open space requirement of 50% stipulated in the NZO. The Planning Department is concerns about the potential impacts a reduced level of open spaces may have on the infiltration of drainage on site and the interface this creates with neighbors and the surrounding neighborhood.

IV. TECHNICAL REVIEW

A. Technical Considerations (Chapter 30, Newton Zoning Ordinance)

The Zoning Review Memorandum (**ATTACHMENT A**) provides an analysis of the proposal with regard to zoning. Based on this review, the petitioner is seeking a Special Permit/Site Plan Approval for the following relief:

- §30-19(d)(13) and §30-19(m), to waive 26 parking stalls.
- §30-19(h)(4)(a) and §30-19(m), to allow a waiver reducing the minimum width for an entrance/exist drive to 14 feet;
- §30-19(h)(3)(b) and §30-19(m), to allow a waiver reducing the minimum width for a two-way maneuvering aisle to 14 feet;
- §30-19(h)(2)(d) and §30-19(m), to allow a waiver reducing the minimum parking stall length requirement to 18 feet;
- §30-19(h)(5)(a) and §30-19(m), to allow parking stalls requiring moving vehicles for access;
- §30-19(i)(2) and §30-19(m), to waive the requirement for interior landscaping for parking facilities;
- §30-19(j)(1) and §30-19(m), to waive the lighting requirements for parking facilities; and
- §30-19(k) and §30-19(m), to waive bicycle parking facility requirements;

In order to legalize the noncompliant structure, the petitioner is also seeking Dover Waivers from the Commissioner of Inspectional Services for the following provisions of the NZO that cannot be waived under a special permit:

- §30-15, Table 2 to allow for reduction of the minimum open space to 42%
- §30-15, Table 2 to allow for reduction of the minimum lot area to 12,130 square feet;
- §30-15, Table 2 to allow for reduction of the side setbacks;
- §30-15, Table 2 to allow for reduction of the rear setback; and
- §30-15, Table 2 to exceed the allowable floor area ratio.

In the event that the Board does not grant a special permit waiver for the relief referenced above, the petitioner has indicated that a Dover Waiver will be sought Commissioner of Inspectional Services for those provisions of the NZO.

B. Engineering Review

Prior to the issuance of this memorandum, the Engineering Division of Public Works was not able to complete their review of the petition. In the event that the Engineering Division's review is completed, staff will provide copies to the Committee at the upcoming or a subsequent public hearing for consideration.

V. PETITIONERS' RESPONSIBILITIES

The petition is not considered complete at this time. The petitioner should provide additional information concerning the anticipated parking demand during special events and/or when the facility is rented. The petitioner should consider the recommendations put forth by the Planning Department and concerns that may be raised by the Engineering Division.

ATTACHMENTS:

- Attachment A: Zoning Review Memorandum, dated October 8, 2014**
Attachment B: Land Use Map
Attachment C: Zoning Map



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Acting Director

ZONING REVIEW MEMORANDUM

Date: October 8, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Jason Rosenberg and Laurence S. L. Lee, attorneys
Sephardic Congregation of Newton, Inc., applicant
Edmund I. Shamsi, owner
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to waive the number of required parking stalls, and for other exemptions for parking requirements and dimensional standards for a synagogue

Applicant: Sephardic Congregation of Newton	
Site: 556 Ward Street	SBL: 13032 0002
Zoning: SR2	Lot Area: 12,142 sf
Current use: Single-family residence	Proposed use: Orthodox Synagogue

BACKGROUND:

The subject property consists of 12,142 square feet with an existing single-family dwelling and detached garage, both built in 1923. In 2005, the current owner bought the property with the intention of allowing his congregation, the Sephardic Congregation of Newton, also known as Beit Sasson, to move from the basement at Temple Beth El across the street to its own home in the single-family dwelling. The Congregation consists of approximately 50 family memberships, however there are 30 to 40 families which actively participate in worship services.

The property received a building permit in December 2012 for a 30 foot by 30 foot addition to the rear of the dwelling and two new bathrooms in the basement. At the time of permitting, it was not disclosed that the property was being used as a synagogue. The permit was granted on the assumption of a single-family use of the property, not a synagogue. The exterior has been built but there is a stop work order on completion of the interior until the Synagogue obtains the necessary approvals.

Sephardic Congregation of Newton is an orthodox Jewish synagogue and is a protected organization under the so-called “Dover Amendment.” Under Chapter 40A, Section 3 of the Massachusetts General Laws, no local zoning ordinance can regulate or restrict the use of land or structures for religious purposes on land owned by a religious sect or denomination except that such land or structures may be subject to reasonable regulations including for parking requirements. The proposed site plan provides only five parking spaces – far fewer than are required in the Newton Zoning Ordinance for single use nonprofit religious institution use. The City has requested that the Congregation submit to the special permit process primarily to address this issue. The applicant requires other relief relative to the use of the site for the non-profit religious organization, which can be achieved through “Dover” waivers or as part of the special permit process.

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

- Zoning Review Application, submitted by Laurence Lee, attorney, dated 9/11/2014
- Draft Application for special permit, submitted by Laurence Lee, attorney, dated 9/9/2014
- Assessor’s data, submitted 9/11/2014
- Corporation Summary Sheet, MA Secretary of the Commonwealth
- Articles of Organization, MA Secretary of the Commonwealth
- Article of Amendment, MA Secretary of the Commonwealth
- Title Materials
- Architectural Access Board approval for certain variances
- Newton Department of Inspectional Services, building permits
- Site Plan, signed and stamped by Frank Iebba, surveyor, dated 10/1/2012, 11/19/2012
- Site Plan, signed and stamped by Peter J. Nolan, surveyor, dated 4/15/2014
- Architectural Access Board variance application plans, prepared by DLA Architecture, dated 5/28/2014
- Architectural Plans, signed and stamped by Donald Lang, architect, dated 5/28/2014
 - Existing Basement Floor Plan After Stop Work Order
 - Existing Ground Floor Plan After Stop Work Order
 - Existing Second Floor Plan After Stop Work Order
 - Existing Attic Floor Plan After Stop Work Order
 - Existing Attic Floor Plan (Half Story Analysis)
 - Front and Rear Elevations
 - Side Elevations
 - Proposed Basement Floor Plan
 - Proposed Ground Floor Plan
 - Proposed Second Floor Plan
 - Proposed Attic Plan

ADMINISTRATIVE DETERMINATIONS:

1. The subject site is located in an SR-2 zone. Section 30-5(a)(2) of the Newton Zoning Ordinance allows religious institutions in any zoning district in accordance with the Dover Amendment.
2. Prior to its current use as a synagogue, the property was used as a single-family dwelling. The single-family use of the property required two parking stalls per Section 30-19(d)(1). As a place of assembly, the property requires one stall per each seat, plus one stall for every three employees, per Section 30-19(d)(13). With 94 seats in the sanctuary, and one Rabbi, the applicant requires 32 parking stalls, where five exist on site, and two are credited from the previous single-family use. A special permit is required to waive 26 parking stalls required per Section 30-19(m).

3. The existing curb cut is 14 feet wide, where the minimum width required for an entrance and exit driveway for two-way traffic is 20 feet per Section 30-19(h)(4)a). The applicant requires a "Dover waiver" from the Commissioner of Inspectional Services to reduce the width requirement for the entrance drive to 14 feet.
4. The entrance drive narrows to 9 feet along the existing structure's handicapped ramp before opening up at the rear for parking. The minimum width for two-way maneuvering aisle is 20 feet according to Section 30-19(h)(3)b). The applicant requires a "Dover waiver" from the Commissioner of Inspectional Services to reduce the minimum driveway width.
5. There are four outdoor parking stalls located at the rear of the property measuring 9 feet by 18 feet, where 19 feet is required by the Ordinance per Section 30-19(h)(2)(b). Per section 30-19(h)(2)(d), where stalls head into a curb which bumpers can overhang, the stall length may be reduced by 2 feet. While there are no physical curbs, the space is available for the front bumpers to overhang. Should the Commissioner of Inspectional Services not find this extra space satisfactory to meet the overhang requirement, a "Dover waiver" is required to reduce the parking stall length to 18 feet.
6. The applicant intends to maintain the use of the existing detached garage, with some storage space and one parking stall. The proposed handicapped parking stall will block the garage door when in use. Section 30-19(h)(5)a) requires that parking facilities be designed so that each vehicle can move in and out of the space without requiring to move another vehicle. The applicant must seek a "Dover waiver" from the Commissioner of Inspectional Services to allow the stall within the garage to be blocked by other vehicles.
7. Section 30-19(i)(2) requires interior landscaping for facilities requiring greater than 20 stalls. There is no interior landscaping on site, and a "Dover waiver" from the Commissioner of Inspectional Services is required to waive these provisions.
8. No lighting is shown on the submitted plans. Section 30-19(j)(1) addresses the requirements for lighting of parking facilities. The applicant shall either comply with the provisions of the Ordinance, or should seek for a "Dover waiver" from the requirements of 30-19(j)(1).
9. Section 30-19(k) requires bicycle parking facilities. There is currently no bike parking on site, or indicated in the submitted plans. A "Dover waiver" from this section is required.
10. The dimensional requirements for a single-family dwelling in the SR2 district differ from those for a Single Use Institution. The new use requires that the structure is subject to the dimensional requirements in Section 30-15, Table 2 (Dimensional Regulations for Religious and Non-Profit Educational Uses) for a Single Use Institution in the SR-2 zone.
11. At the time the building permit was issued in 2012, the submitted plans represented an open space of 52%. However, current plans show the open space at 42%, where a Single Institution Use requires 50%. The applicant must obtain a "Dover waiver" to waive the open space requirement for a single use institution in the SR2 district.

12. The minimum lot area required for a single use institution in the SR2 district is 15,000 square feet. The existing lot consists of 12,130 square feet. The applicant must obtain a “Dover waiver” to waive the lot area requirement for a single use institution in the SR2 district.
13. The existing use as a single-family structure meets the district side setback requirement of 7.5 feet. However, as a single use institution, the structure is required to meet a 15 foot side setback. The existing structure sits 12.6 and 14.3 feet from the side lot lines. The applicant must obtain a “Dover waiver” to reduce the required side setback requirement.
14. The existing detached garage required 5 foot setbacks when associated with the single-family use. As the single institution use, the setback requirement for all structures is 15 feet from the side and rear lot lines. The structure is situated at 5.5 feet from the rear lot line, and 7.8 and 8.8 from the side lot lines. The applicant must seek a “Dover waiver” to reduce the setback requirements for the existing detached garage under the new use as a single use institution.
15. As building permit number 12120375, issued on December 21, 2012 was granted for a “One family” use, the applicant must ensure that the building permit is amended so as to reflect the accurate use of the site as a synagogue.

SR-2 Single Use Institution	Required	Existing	Proposed
Lot Area	15,000 square feet	12,130 square feet	No change
Setbacks			
• Front	30 ft.	34.5 feet	No change
• Side	15 ft.	12.8 feet	7.9 feet*
• Rear	15 ft.	56.1 feet	5.5 feet*
Floor Area Ratio	.33	N/A	.53
Building Height	36 feet	33 feet	No change
Maximum Number of Stories	3	2.5	No change
Maximum Building Lot Cov.	30%	26%	No change
Minimum Open Space	50%	42%	No change

*The 5 foot setback for the existing detached garage is no longer applicable when the main structure is no longer used as a single-family residence. The garage must meet the setback requirement for single use institutional structures in the SR2 district.

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-19(d)(13) §30-19(m)	Waive 26 parking stalls	S.P. per §30-24
§30-19(h)(4)a)	Waive the minimum width for an entrance/exit drive	Dover waiver
§30-19(h)(3)b)	Waive the minimum width for a two-way maneuvering aisle	Dover waiver
§30-19(h)(2)d)	Waive the 19 foot parking stall length requirement	Dover waiver
§30-19(h)(5)a)	Allow parking stalls requiring moving vehicles for access	Dover waiver
§30-19(i)(2)	Waive requirements for interior landscaping for parking facilities	Dover waiver
§30-19(j)(1)	Waive lighting requirements for parking facilities	Dover waiver
§30-19(k)	Waive bicycle parking facility requirements	Dover waiver
§30-15, Table 2	Allow for reduction of minimum open space to 42%	Dover waiver
§30-15, Table 2	Allow for reduction of minimum lot area to 12,130 sq. ft.	Dover waiver
§30-15, Table 2	Allow for reduced side yard setbacks	Dover waiver
§30-15, Table 2	Allow for reduced rear yard setback	Dover waiver








Land Use Map 556 Ward Street

City of Newton,
Massachusetts

ATTACHMENT B

Legend

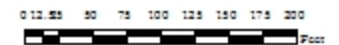
Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Mixed Use
-  Nonprofit Organizations
-  Vacant Land
-  Property Boundaries
-  Building Outlines

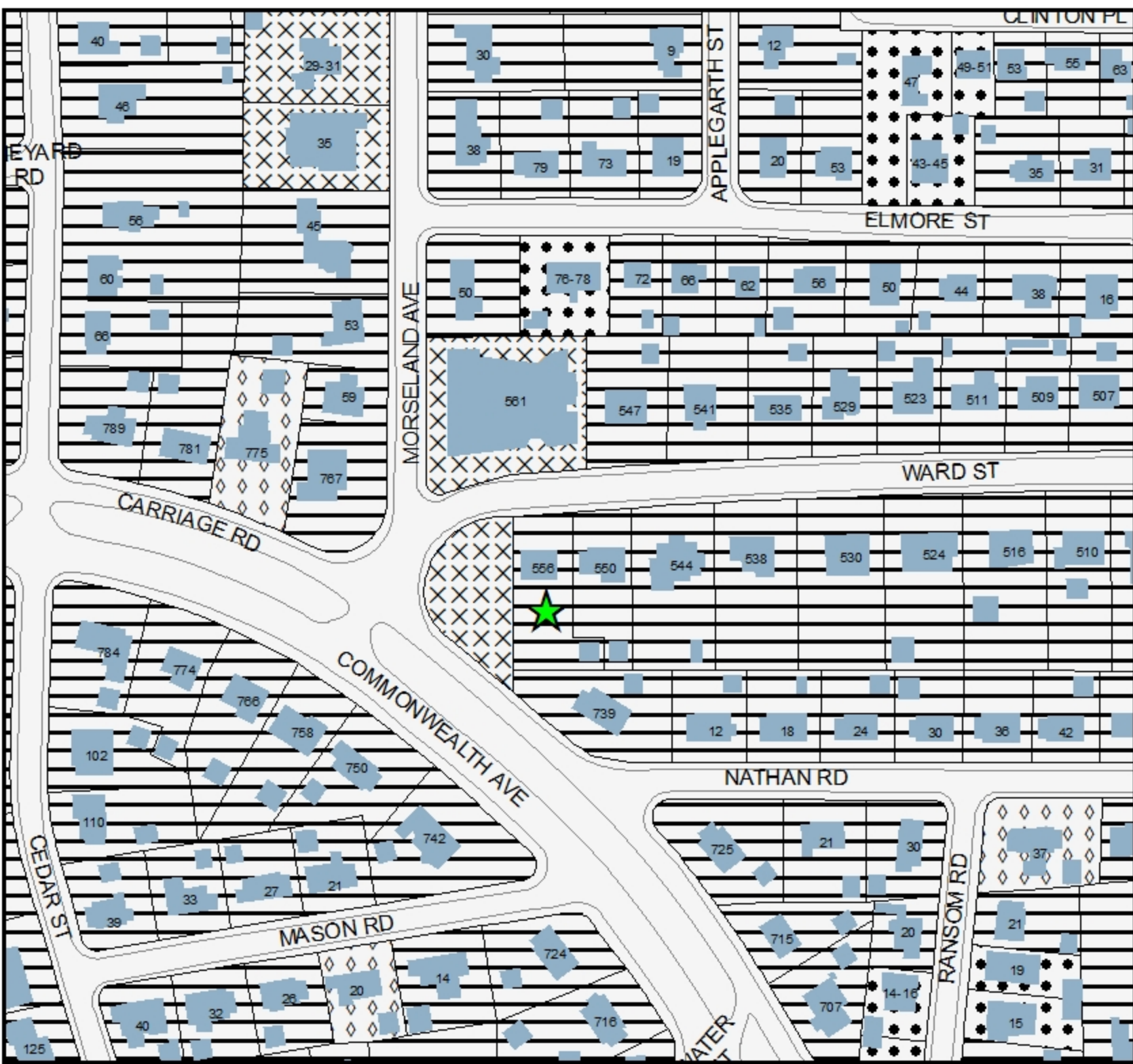


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CITY OF NEWTON, MASSACHUSETTS
Mayor - Seth D. Warren
GIS Administrator - Douglas Greenfield



Map Date: November 14, 2014






Zoning Map 556 Ward Street

City of Newton,
Massachusetts

ATTACHMENT C

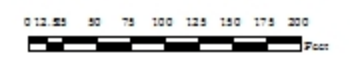
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-  Single Residence 2
-  Property Boundaries
-  Building Outlines



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