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Director

ZONING REVIEW MEMORANDUM

Date: November 8, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Stas Gavrovsky, applicant
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: Request to allow a hotel with eight bedrooms

Stas Gavrovsky	
Site: 1170-1176 Walnut Street	SBL: 52038 0016
Zoning: BU2	Lot Area: 4,624 square feet
Current use: Retail and offices	Proposed use: Hotel and coffee shop

BACKGROUND:

The property at 1170-1176 Walnut Street consists of 4,624 square feet and is located adjacent to the MBTA green line and Newton Highlands station in the Business 2 zoning district. The property is improved with a two and one-half story structure constructed circa 1915 currently occupied by first floor retail with offices above. The petitioner seeks to convert half of the first floor to a coffee shop, with the remainder of the building to be used as a hotel with eight bedrooms in three suites.

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

- Zoning Review Application, prepared by Stas Gavrovsky, applicant, dated 10/9/2018
- Floor plans, prepared by C.B. Quinn, dated 10/25/2016

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to convert half of the first floor into a 24-seat coffee shop. Per section 4.4.1, a restaurant with less than 50 seats is a by-right use in the BU2 zoning district.
2. The applicant proposes to convert the remainder of the first floor, and the entirety of the second and third floors into hotel suites. The first floor will consist of a two-bedroom suite with a kitchen

and living area. The second floor will consist of three bedrooms and two kitchens, with one of the kitchens directly accessible to both the second-floor unit and the three bedrooms on the third floor. There will be a total of eight sleeping rooms. Per section 4.4.1, a special permit is required for a hotel use.

- The prior uses on the site include 2,100 square feet of retail and 2,420 square feet of office space. Per section 5.1.4.A, the parking requirements for the existing uses are:

Use	Requirement	Parking Credit
Retail - 2,100 square feet < 3 employees	1 stall per 300 square feet 1 stall per three employees	8
Office – 2,420 square feet	1 stall per 250 square feet	10
TOTAL		18

The site has a total parking credit of 18 stalls from the existing retail and office uses. The proposed parking requirements for the hotel and coffee shop are:

Use	Requirement	Parking Credit
Restaurant – 24 seats < 3 employees	1 stall per 3 seats 1 stall per three employees	9
Hotel – 8 sleeping rooms 1 employee	1 stall per sleeping room 1 stall per employee	9
TOTAL		18

The proposed use of a 24-seat coffee shop and a hotel with eight sleeping rooms does not increase the parking requirement from the previous use. No waiver is required.

- The parking area is currently nonconforming with regard to dimensions, striping, landscaping and lighting per section 5.17 through 5.1.12. The petitioner does not intend to make any changes to the nonconforming parking lot.
- See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	To allow a hotel use	S.P. per §7.3.3