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ZONING REVIEW MEMORANDUM

Date: August 11, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Terrence P. Morris, Attorney for the applicant
Haemee, Inc, Applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to waive one parking stall and certain design standards for parking lots

| Applicant: Haemee, Inc | |
|---|--|
| Site: 1175 Walnut St | SBL: 61038 0005 and 61038 0006 |
| Zoning: BU2 | Lot Area: 10,921 square feet |
| Current use: Commercial building with 2 tenants | Proposed use: Commercial building with 3 tenants |

BACKGROUND:

The property 1175 Walnut Street consists of a 10,921 square foot lot at the corner of Walnut and Floral Streets. Currently, the driveway for the site is one-way, with vehicles entering the property from Floral Street and exiting onto Walnut Street. The northeast section of the property abuts the MBTA rail line. The site is improved with a one-story commercial building containing two street-level retail units comprising approximately 4,452 square feet of space. The applicant wishes to convert 1,500 square feet of space in the basement level from storage to office use, which will increase the number of parking stalls required on site by six. Four additional stalls are necessary on site to meet the parking requirement for the various uses in the building. However, by increasing the number of stalls on site above 15, the applicant will be required to provide one handicapped parking stall, which will require eliminating one existing stall to provide an adjacent striped area. The applicant proposes to create four tandem stalls intended for employee parking, but the new stalls will require waivers from some of the requirements of the Ordinance through a special permit. With the four additional stalls, and the creation of a handicapped accessible stall, a waiver of one stall is required.

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

- Zoning Review Application, prepared Terrence Morris, Attorney, dated 7/1/2014
- Area Plan, prepared by Essex Engineering and Survey, dated 5/7/2014
- Ground Floor Plan, dated 6/2013

ADMINISTRATIVE DETERMINATIONS:

1. There are currently 15 parking stalls on the site, which exceeds the service and retail use requirements of 13 stalls per Section 30-19(d)(10). The addition of 1,500 square feet of office space will require an additional four stalls per Section 30-19(d)(11). The applicant is proposing to locate four stalls at the rear of the building (opposite Walnut Street) in an alley created by retaining walls which is currently used as a location for the trash container. The stalls will consist of three stacked stalls, and a fourth beside them which will require moving the stacked vehicles to enter or exit. These stalls will be intended for employee parking only. It is unclear from the application where the trash container will be relocated.
2. Section 30-19(h)(1) requires that no parking stall be located within any required setback. The existing parking for this property is within the front setback, which requires a special permit pursuant to Section 30-19(m).
3. Section 30-19(h)(2) requires parking stalls to be 9 feet by 19 feet. The new stalls are proposed at 9 feet by 21 feet, however the existing parking stalls are undersized. A waiver under Section 30-19(m) is required.
4. There is currently no handicapped parking stall designated on site. Pursuant to 521 CMR 23, one 8 foot by 19 foot stall with an adjacent 8 foot striped area is required. To provide adequate accessible parking, an existing stall will need to be eliminated. Eliminating one stall will require a waiver of that one stall from the parking requirements of Section 30-19(d).
5. The property has one-way access off Floral Street, exiting to Walnut Street. There currently exists a low retaining wall creating an 11 foot wide access aisle from Floral Street. The applicant proposes to reduce the length of the wall to allow for a 12 foot wide access. This does not meet the requirement of 14 feet for angled parking, and 24 feet for the 90 degree parking. A waiver is required to reduce the aisle width per Section 30-19(m) is required.
6. The applicants are proposing four tandem parking stalls for employees. Section 30-19(h)(5)(a) requires that a parking stall be accessible without requiring moving any other motor vehicle. A waiver from this requirement is necessary per Section 30-19(m).
7. Section 30-19(i)(1) requires landscape screening for parking facilities from neighboring streets and properties. There is no landscaping on the property. A waiver per Section 30-19(m) is required.
8. Section 30-19(i)(2) requires interior landscaping for parking facilities from neighboring streets and properties. There is no landscaping on the property. A waiver per Section 30-19(m) is required.
9. Section 30-19(j) requires security lighting for parking facilities requiring more than five stalls. No lighting is proposed on the applicant's plans. The applicant's plans must show such lighting as needed, or request a waiver per Section 30-19(m) of the Ordinance.

10. See “Zoning Relief Summary” below:

| Zoning Relief Required | | |
|-------------------------------|--|------------------------|
| <i>Ordinance</i> | <i>Required Relief</i> | <i>Action Required</i> |
| §30-19(d)(11) §30-19(m) | To waive the requirement of one parking stall | S.P. per §30-24 |
| §30-19(h)(1) 30-19(m) | To allow parking within a setback | S.P. per §30-24 |
| §30-19(h)(2) §30-19(m) | To waive dimensional requirements for parking stalls | S.P. per §30-24 |
| §30-19(h)(3), §30-19(m) | To waive the dimensional requirements for maneuvering aisles | S.P. per §30-24 |
| §30-19(h)(5)(a), §30-19(m) | To allow tandem parking | S.P. per §30-24 |
| §30-19(i)(1) §30-19(m) | To waive perimeter landscaping requirements | S.P. per §30-24 |
| §30-19(i)(2) 30_19(m) | To waive interior landscaping requirements | S.P. per §30-24 |
| §30-19(j), §30-19(m) | To waive lighting requirements | S.P. per §30-24 |