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ZONING REVIEW MEMORANDUM

Date: October 4, 2016

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
SSG Development LLC, Applicant
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to waive 32 parking stalls, to allow a building exceeding 20,000 square feet, to allow a building height of 36 feet, three stories and an FAR of 1.35, and to waive certain requirements of the parking ordinance

Applicant: SSG Development LLC	
Site: 143 Rumford Ave (aka 211R Lexington St)	SBL: 41031 0006
Zoning: BU2	Lot Area: 100,186 square feet
Current use: Radio station	Proposed use: Self storage facility and retail/office building

BACKGROUND:

The property at 143 Rumford Avenue, also known as 211R Lexington Street, is comprised of 100,186 square feet in the Business 2 zoning district. It is improved with a small building housing WNTN radio station. The site is bordered to the west and south by the Newton's Recycling Center and the Flowed Meadow Conservation Area, and to the northeast by a storage/distribution warehouse. To the southeast there are various residences, from single- to multi-family uses. The lot is largely vacant, aside from the radio station building adjacent to Rumford Ave and a radio transmission pole.

The applicant proposes to raze the existing building and subdivide the property. The larger parcel will contain 79,746 square feet and will be improved with a 107,397 square foot self-storage facility with 12 parking stalls. The second parcel will contain 20,442 square feet and will be improved with a 5,520 square foot building to be used as office or retail space, with 24 parking stalls.

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

- Zoning Review Application, prepared by Terrence P. Morris, attorney, dated 7/6/2016, updated 10/3/2016
- Conceptual Site Plan, prepared by BL Companies, dated 6/29/2016, updated 9/12/2016

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to raze the existing buildings, subdivide the property into two parcels and construct a self-storage facility on the larger parcel and an office/retail space on the smaller. Per Section 4.4.1 storage facilities are allowed in the Business 2 zoning district as long as there is no outdoor storage on site. Office and retail uses are also allowed by right in the Business 2 district.
2. The proposed office/retail building meets all dimensional requirements for the district and is allowed by right.
3. The proposed self-storage building is three stories and 36 feet high. Per Sections 4.1.2.B.3 and 4.1.3, a special permit is required for a building with three stories and 36 feet in height.
4. The applicant proposes an FAR of 1.35 for the storage facility building. Section 4.1.3 allows an FAR of up to 1.00 for a two-story building, and requires a special permit to allow up to 1.50 and three stories. An FAR of up to 1.35 associated with a three story building requires a special permit.
5. Section 5.1.4 addresses the parking requirements for the proposed commercial uses. The provision requires one stall per every four employees and one stall per every 2,500 square feet for a storage facility. The applicant proposes four employees at the highest shift, and a building with 107,397 square feet, which requires 44 parking stalls per the Ordinance. The applicant is proposing 12 parking stalls on the site, requiring a waiver of 32 spaces under Section 5.1.13. Given that self-storage facilities have a low parking demand, the applicant is proposing to construct only 12 stalls, however 10 reserve parking stalls are designed for the open space on the eastern part of the property in the event that there is a greater parking demand than anticipated.

There are 24 parking stalls proposed for the office/retail site. The parking requirement for the office/retail space will depend upon which use ultimately locates on the property. Per Section 5.1.4, a business office use will require one parking stall per each 250 square feet of space, or 22 stalls in the 5,520 square feet. A retail use requires one stall per each 300 square feet, and one stall per each employee at the busiest shift. The square footage of the space requires 18 parking stalls, which allows up to 18 employees (one stall per each three employees) working at the busiest shift while still meeting the parking requirements.

6. Section 5.1.9.A.1 requires parking lots be screened from abutting properties and streets with landscaping and/or fencing. The section requires five feet of densely planted shrubs and fencing. To the extent that the proposed parking lot does not meet the screening requirements of Section 5.1.9.A.1, the applicant seeks a waiver through Section 5.1.13.
7. No lighting plan was submitted with the application for zoning review. Section 5.1.10.A requires that all facilities provide security lighting of at least one foot candle, and be arranged so as to

prevent glare on neighboring properties. To the extent that the proposed plan doesn't comply with this section, a special permit is required.

8. The applicant proposes to raze the existing buildings and construct two new buildings. The smaller building is 5,520 square feet and is allowed by right. The larger storage facility building is proposed with 107,397 square feet. Section 4.3.1.B.1 requires a special permit for a building greater than 20,000 square feet.

PARCEL 1 – Storage Facility

Zone BU2	Required/Allowed	Proposed
Lot Size	10,000 square feet	79,746 square feet
Setbacks <ul style="list-style-type: none"> • Front (average) • Side (half building height) • Rear (half building height) 	9.65 feet 18 feet 18 feet	14.5 feet 18.3 feet 36.9 feet
Building Height	24 feet (36 ft by SP)	36 feet
Max number of stories	2 (3 by SP)	3
FAR	1 (up to 1.5 by SP)	1.35
Parking	44	12

PARCEL 2 – Office/Retail

Zone BU2	Required/Allowed	Proposed
Lot Size	10,000 square feet	20,442 square feet
Setbacks <ul style="list-style-type: none"> • Front (average) • Side (half building height) • Rear (half building height) 	9.65 feet 10 feet 10 feet	10.95 feet 12.2 feet 72 feet
Building Height	24 feet	20 feet
Max number of stories	2	2
FAR	1.0	.27
Parking	24	24

9. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.1.2.B.3 §4.1.3	To allow a building with three stories	S.P. per §7.3.3
§4.1.3	To allow a building 36 feet in height	S.P. per §7.3.3
§4.1.3	To allow an FAR of 1.35	S.P. per §7.3.3
§5.1.4 §5.1.13	To waive 32 parking stalls	S.P. per §7.3.3
§5.1.9.A.1 §5.1.13	To waive the landscape screening requirements	S.P. per §7.3.3
§5.1.10.A §5.1.13	To waive lighting requirements	S.P. per §7.3.3
§4.3.1.B.1	To allow a building greater than 20,000 square feet	S.P. per §7.3.3