

RELIEF REQUESTED

The exceptions/waivers requested hereinbelow will be in the public interest by allowing the portion of the existing parking lot behind #260 Elliot, which portion contains 8 spaces, to be removed from the parking facilities, which had been serving #260, #270 and #280, and which 8 spaces are to be conveyed with #260 Elliot on a 15,000 square foot parcel to a new owner. The new owner, 260 Elliot LLC, plans to create a nonprofit entity to own the building and land at #260, and to return to the City of Newton for Special Permits and other approvals as may be needed for the preservation and reuse of that historical building. While 8 spaces are being moved from those serving the two buildings remaining in the Parish, they are most proximate to #260, which as eventually re-purposed will need its own parking spaces, and as previously part of the Parish also utilized the 8 parking spaces!

The parking lots all predate zoning requirements. The uses served by them have been the 3 buildings (#260, #270 and #280 Elliot) constituting the local Parish since the beginning of the twentieth century (note: #260 was moved to the present site and became part of the unified religious institution prior to 1920). The Parish uses for #260 have now significantly diminished, and the entire reason

Waivers requested:

1) Waiver from Sections 5.1.3B and 5.1.13 as to number of parking spaces required after the portion of land containing 8 spaces and the building #260 Elliot are to be transferred with

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#260 to a new owner. Shortfall of parking spaces will be 23 for which the waiver is requested. See accompanying calculations.

2) Waivers from 5.1.A and 5.1.13 to allow a reduction in number of off-street parking stalls required under 5.1.3 by 8 spaces

4) Waivers from 5.3.A and 5.1.13 to allow a reduction of 8 existing off-street parking stalls serving #270 and #280 which parking already is below the number required.

5) Waivers under subsections below and 5.1.13 from the design requirements of 5.1.8 for parking facilities in excess of 5 stalls as to the following:

a) locating spaces within front & side setbacks under Section 5.1.8.A.1;

b locating spaces within 5 feet of a building containing dwelling units under section 5.1.8.A.2;

c) minimum dimensions of stalls to be 9 feet wide by 19 feet deep under section 5.1.13;

d) minimum width to be 24 feet for 2-way maneuvering aisles for 90 degree parking under sections 5.1.8.C.1 and 5.1.8.C.2 for parking area located immediately behind the church (22.1 feet provided);

e) Perimeter screening via landscaping and fencing under section 5.1.9.A;

f) interior landscaping under section 5.1.9.B;

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g) adequate security lighting with shielded bulbs and not less than 1 footcandle lightfall under section 5.1.10;

h) bicycle parking facilities for parking facilities with more than 20 parking stalls under section 5.1.11