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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 17, 2019

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alan J. Schlesinger, Attorney
Needham Street Village Shops, LLC
Barney S. Heath, Director of Planning and Development
Jonah temple, Assistant City Solicitor

RE: Request to allow an educational use and to amend Board Order 213-12(2), as well as to allow animal services, dry cleaner and health club uses

Applicant: Needham Street Village Shops	
Site: 55-71 Needham Street	SBL: 51028 0020
Zoning: MU1	Lot Area: 58,857 square feet
Current use: Mixed commercial	Proposed use: No change

BACKGROUND:

The property at 55-71 Needham Street consists of 58,857 square feet improved with two one-story mixed commercial buildings. The property received a special permit in 2012 authorizing several uses on the property including retail, personal service (then referred to as “service establishment”), bank and a restaurant. The petitioner requests a special permit to allow for 1,510 square foot space to be used for a for-profit educational use. In the interest of leasing potential for the property, the petitioner also seeks a special permit to allow for animal services, a dry cleaner and a health club on the ground floor.

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

- Zoning Review Application, prepared by Alan Schlesinger, attorney, dated 6/6/2019
- Board Order #213-12(1) and (2)
- Board Order #620-18
- As-Built Site Plan, signed and stamped by William J. Doucet, surveyor, dated 1/23/2015
- Floor Plan, prepared by f.c. dadson, inc, dated 5/9/2019

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to introduce a for-profit educational use to a vacant 1,510 square foot commercial space on site. Per sections 4.4.1 and 6.3.14.B.2, a special permit is required to allow a for-profit educational use in the Mixed Use 1 zoning district.

In the interest of maximizing the leasing potential of the site, the petitioner also seeks a special permit per section 4.4.1 to allow animal services, dry cleaners and health clubs on the ground floor.

2. The petitioner received special permits #213-12(2) and 620-18 in 2015 waiving a total of 14 parking stalls. This proposed 1,510 square foot commercial space was intended for retail use. As such, the space would have required six parking stalls per section 5.1.4.A, at one stall per 300 square feet plus one stall per each employee at the largest shift. The proposed for-profit educational use will have no more than four employees at the largest shift. Per section 5.1.4.A, a for-profit educational use requires one stall per each employee at the largest shift. No waiver is required.

No parking waiver is determined to be necessary or sought at this time for the uses beyond the proposed for-profit educational use. The parking regulations will be analyzed as changes in use are proposed and waivers will be sought as necessary.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Amend board orders #213-12(1) and (2) and #620-18	
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3
§4.4.1	Request to allow animal services, dry cleaners and health club on the ground floor	S.P. per §7.3.3