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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 2, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Terrence P. Morris, Attorney
Gilli Lavrishina, Sharon Driving School
Barney S. Heath, Director of Planning and Development
Jonah temple, Assistant City Solicitor

RE: **Request to allow a for-profit educational use**

Applicant: Gilli Lavrishina	
Site: 1087 Beacon Street (Unit #304)	SBL: 64005 0001L
Zoning: BU2	Lot Area: 16,925 square feet
Current use: Office building	Proposed use: No change

BACKGROUND:

The property at 1087 Beacon Street consists of 16,925 square feet improved with an office building constructed in 1983. The petitioner proposes to operate a driving school in a 738 square foot space. A for-profit school requires a special permit.

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 1/13/2019
- Site Survey, signed and stamped by Joseph A. Bodio, surveyor, dated 1/8/1984
- Floor Plans, signed and stamped by Joseph A. Bodio, surveyor, dated 1/17/1984

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to introduce a for-profit educational use (driving school) to a vacant 738 square foot tenant space. 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 Business 1 zoning district.
2. The 738 square foot tenant space was previously used as an office and has one parking stall deeded to it. The previous office use required three parking stalls per section 5.1.4.A. The proposed for-profit educational use will have only one employee working at a time, resulting in a requirement of one parking stall. No waiver is required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3