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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

**Date:** March 29, 2021

**To:** John Lojek, Commissioner of Inspectional Services

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

**Cc:** 1114 Beacon Street, LLC, Applicant  
Stephen J. Buchbinder, Attorney  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE:** Request to allow a 27-unit multi-family dwelling

Applicant: 1114 Beacon Street LLC	
<b>Site:</b> 1114 Beacon Street	<b>SBL:</b> 54022 0004
<b>Zoning:</b> BU2	<b>Lot Area:</b> 51,745 square feet
<b>Current use:</b> Restaurant and surface parking	<b>Proposed use:</b> 34-unit multi-family dwelling

**BACKGROUND:**

The property located at 1114 Beacon Street consists of a 51,745 square foot lot improved with a one-story commercial building constructed in 1940 most recently used as a restaurant. The parcel is located in the BU2 zoning district near Four Corners. The petitioner proposes to raze the existing structure and construct a four-story 34-unit multi-family dwelling with 46 below-grade parking stalls and four surface stalls. The property will be accessed by a driveway with a shared easement with 1106-1108 Beacon Street to the east. To construct the project as proposed, the petitioner requires a special permit for ground level residential units, as well as relief from various dimensional and parking requirements.

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

- Zoning Review Application, prepared by Stephen J. Buchbinder, attorney, submitted 2/20/2021
- Existing Conditions Site Plan, signed and stamped by Glenn Opcarcik, surveyor, dated 6/12/2015

- Proposed Site and Layout Plan, signed and stamped by Frederic W. King, engineer, dated 10/30/2019
- Proposed Site Grading Plan, signed and stamped by Frederic W. King, engineer, dated 2/11/2021
- Architectural Plans and Elevations, prepared by EFNA Architects, dated 2/12/2021

## **ADMINISTRATIVE DETERMINATIONS:**

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1. The petitioner proposes to raze the existing one-story commercial building and construct a 34-unit multi-family dwelling with ground floor residential units. Per section 4.4.1, a special permit is required to allow a multi-family dwelling with ground floor residential units in the BU2 zoning district.
2. Per section 4.1.2.B.1, a special permit is required for any development in the business districts of 20,000 square feet or more of new gross floor area. The petitioner proposes to raze the existing ±10,000 square foot structure and construct a new 55,786 square foot multi-family dwelling. Per section 4.1.2.B.1 a special permit is required for the development of more than 20,000 square feet of new gross floor area.
3. The petitioner intends to raze the existing one-story building and construct a four-story multi-family dwelling with below-grade parking. Per sections 4.1.2.B.3 and 4.1.3, a four-story building requires a special permit. Per that same section 4.1.3, the maximum height allowed at four stories is 48 feet. The petitioners propose a height of 47.17 feet.
4. Section 4.1.3 allows for a by-right FAR of 1.00 for two stories and by special permit up to 2.00 with four stories. The petitioner proposes a four-story structure with an FAR of 1.08. As a four-story structure requires a special permit, and the increased FAR is allowed only in a four-story structure, a special permit is required per section 4.1.3 to allow an FAR of 1.08 in a four-story structure.
5. Per section 5.1.4, a petitioner may request a special permit to reduce the required parking from two stalls per unit to 1.25 stalls per unit. The petitioner proposes to construct 34 dwelling units requiring 68 stalls by right. A special permit is requested to reduce the parking to 1.25 per unit, for a total of 43 parking stalls. With 50 stalls proposed on site, no additional relief or waivers are required.
6. Section 5.1.8.B provides the dimensional requirements for parking stalls. Per section 5.1.8.B.1, the minimum width for a stall is 9 feet wide, and per section 5.1.8.B.2, the minimum depth is 19 feet. There are several parking stalls proposed with widths ranging from 8 to 8.7 feet. A special permit is required per sections 5.1.8.B.2 and 5.1.13 to reduce the width requirement for parking stalls.

<b>BU2 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	10,000 square feet	51,745 square feet	No change
Setbacks			
• Front	10 feet	<b>0.3 feet</b>	10 feet
• West Side			
BU2	14.8 feet	73.8 feet	17 feet
MR1	23.1 feet		30.8 feet
• East Side (BU2)	6.1 feet	7.5 feet	9.3 feet
• Rear (MR1)	23.1 feet	106.5 feet	36.4 feet
Building Height	24 feet (by right) 48 feet (special permit)		<b>47.17 feet</b>
Stories	2 (by right) up to 4 (special permit)	1	<b>4 stories</b>
Lot Area Per Unit	1,200 square feet	N/A	1,522 square feet
FAR	1.00 (by right) 2.00 (special permit)	0.12	1.08

See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	Request to allow a residential use with ground floor units	S.P. per §7.3.3
§4.1.2.B.1	A development of 20,000 square feet or more of new gross floor area	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	To allow a four-story structure at 47.17 feet in height	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	To allow an FAR of 1.08 in a four-story structure	S.P. per §7.3.3
§5.1.4.A	To allow 1.25 parking stalls per dwelling unit	S.P. per §7.3.3
§5.1.8.B.1 §5.1.13	To waive the minimum stall width requirements	S.P. per §7.3.3