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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: May 25, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Guy Campagnone, Applicant  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE: Request to allow a ground floor residential use**

Applicant: Guy Campagnone	
Site: 1295 Boylston Street	SBL: 55054 0015
Zoning: BU2	Lot Area: 2,452 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The subject site consists of a 2,452 square foot lot improved with a 250 square foot single-family dwelling built in 1970 with surface parking located on Boylston Street between Chestnut Street and Quinobequin Road. The petitioner seeks a special permit to legitimize the single-family use in the Business district.

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

- Zoning Review Application, prepared by Guy Campagnone, Applicant, dated 4/26/2021
- FAR worksheet, submitted 4/26/2021

**ADMINISTRATIVE DETERMINATIONS:**

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1. The property is located in the Business 2 zone and is used as a single-family dwelling. Documents available in Inspectional Services indicate the building was permitted for an office use in 1968. At some point in the 1980s, the office was converted into a single-family dwelling without permitting and has been used as such since that time. Per section 4.4.1, a special permit is required to allow residential uses on the ground floor in a Business 2 zoning district. The petitioner seeks a special permit to allow the residential use on the ground floor in the Business 2 zone to legalize the single-family dwelling use.

See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	Request to allow ground-floor residential use	S.P. per §7.3.3