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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: February 8, 2022

To: John Lojek, Commissioner of Inspectional Services

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

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

RE: **Request to amend Special Permit #332-65, to waive parking stalls**

Applicant: Mary Butler	
Site: 381 Elliot Street	SBL: 51001 0006
Zoning: MAN	Lot Area: 186,883 square feet
Current use: Mixed use	Proposed use: No change

### BACKGROUND:

The Mall at Echo Bridge was constructed circa 1875 as a mill building and is currently occupied by mixed retail and office uses as well as Story Heights Church. The site received a special permit in 1965 to allow parking on an adjacent parcel in the MR1 zoning district. The petitioner seeks to expand the space occupied by the religious use and amend the special permit to remove certain conditions.

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

- Administrative Site Plan Review Application, prepared by Mary Butler, applicant, dated 1/5/2022
- Special Permit #332-65
- Site Plan, signed and stamped by Sean Reardon, surveyor, dated 12/6/2004
- Parking calculation, submitted 1/5/2022
- Floor Plans, signed and stamped by D.W. Arthur, architect, dated 7/8/2021, revised 8/2/2021

Uses on the property are as follows:

Use	Square Footage	Zoning Requirement	Required Stalls
Retail	4,244 sf	1 per 300sf 1 per 3 employees	14 10
Office	20,000 sf 38,876 sf	1 per 250 sf 1 per 333 sf	80 134
Medical Office	3,197 sf	1 per 200 sf	16
R/D, Wholesale, Man	960	1 per 1,000 sf	1
Storage	8,239 sf	1 per 2,500 sf	3
Non-rentable	16,549 sf		0
Church sanctuary	140 seats 9 employees	1 per 3 seats 1 per 3 employees	24 3
Sunday School	52 children 13 teachers	1 per 5 children 1 per teacher	11 13
Admin and reception	1,733 sf	1 per 250 sf	7
<b>TOTAL REQUIRED</b>			<b>316</b>
<b>TOTAL AVAILABLE</b>			<b>291</b>

The total number of stalls required for the existing uses and the expanded religious use is 316 stalls, where 291 are available. A waiver of 25 stalls is required per section 5.1.13.

<b>Administrative Site Plan Review</b>		
Ordinance		Action Required
	Amend Special Permit #332-65	
§7.5.2	Administrative Site Plan Review for a private non-profit religious use	§7.5.2
§5.1.4 §5.1.13	Request to waive parking stalls	§7.3.3