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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: November 17, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: Canton Circle LLC, Applicant
Small Door Veterinary
Katherine Braucher Adams, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: **Request to allow a veterinary hospital use**

Applicant: Canton Circle LLC	
Site: 714-724 Beacon Street (718 Beacon St)	SBL: 61038 0008
Zoning: BU2	Lot Area: 37,932 square feet
Current use: Mixed use	Proposed use: Mixed use and veterinary hospital

BACKGROUND:

The property at 714-724 Beacon Street consists of a 37,932 square foot lot in a Business 2 zone with the MBTA tracks to the rear. The site is improved with a one-story commercial building constructed in 1920 and 45 surface parking stalls. The commercial building is currently occupied by several tenants with varying uses, including a post office, medical office and a bank. The applicant seeks to divide the bank space, with one half remaining for bank use and the other half for use as a veterinary hospital, requiring a special permit.

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

- Zoning Review Application, prepared by Katherine Braucher Adams, attorney, submitted 11/14/2022
- Topographic Site Plan, prepared by VTP Associates, dated 9/26/2004
- Parking Plan, submitted 11/14/2022
- Narrative, submitted 11/14/2022
- Egress Plan, signed and stamped by Atilio G. Leveratto, architect, dated 3/25/2022, revised 4/1/2022, 4/8/2022, 4/28/2022, 5/24/2022

ADMINISTRATIVE DETERMINATIONS:

1. Section 4.4.1 requires a special permit in the Business 2 District for a Veterinary Hospital use. The petitioner is proposing a veterinary hospital within a subdivided portion of the bank’s tenant space. The Veterinary Hospital will occupy 3,007 square feet. The veterinary hospital was issued a building permit in error for a tenant fit-out and now seeks a special permit per section 4.4.1 for the proposed use.
2. The site is tenanted by a post office, bank and medical office. There are 45 surface parking stalls on site, as well as a six-stall parking waiver per Special Permit #1-15 which was granted with the introduction of the medical office use. The petitioner intends to divide the existing 6,126 square foot bank space into two units; 2,929 square feet maintained for the bank use and 3,007 square feet intended for the proposed veterinary hospital. The bank and veterinary hospital are considered personal services uses for the purpose of calculating the parking per section 5.1.4. As the proposed veterinary hospital has the same parking requirement as the former bank space it is occupying, no additional parking relief is required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1	Request to allow a veterinary hospital	S.P. per §7.3.3