

City of Newton Planning and Development

Petition #543-22

Special Permit/Site Plan Approval to divide the current bank space in half allowing for 3,007 sq. ft of space for veterinary hospital use

December 13, 2022



714-724 Beacon Street

Zoning Relief

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

Criteria to Consider

When reviewing this request, the Council should consider:

- The site in a Business 2 (BU2) zoning district is an appropriate location for the proposed veterinary hospital (§7.3.3.C.1)
- The proposed veterinary hospital will adversely affect the neighborhood (§7.3.3.C.2)
- The veterinary hospital will create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Aerial Map



Zoning

ATTACHMENT B

Zoning

714-724 Beacon St.



*City of Newton,
Massachusetts*

-  Single Residence 1
-  Single Residence 2
-  Multi-Residence 1
-  Multi-Residence 2
-  Business 1
-  Business 2
-  Public Use



The information on this map is
Geographic Information System (GIS) data. The
City of Newton cannot guarantee the accuracy of this
information. Each user of this map is responsible
for determining its suitability for his or her intended
purpose. City departments will not accept any
liability for applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

0 125 250 375 500 625 750
Feet

Map Date: December 02, 2022

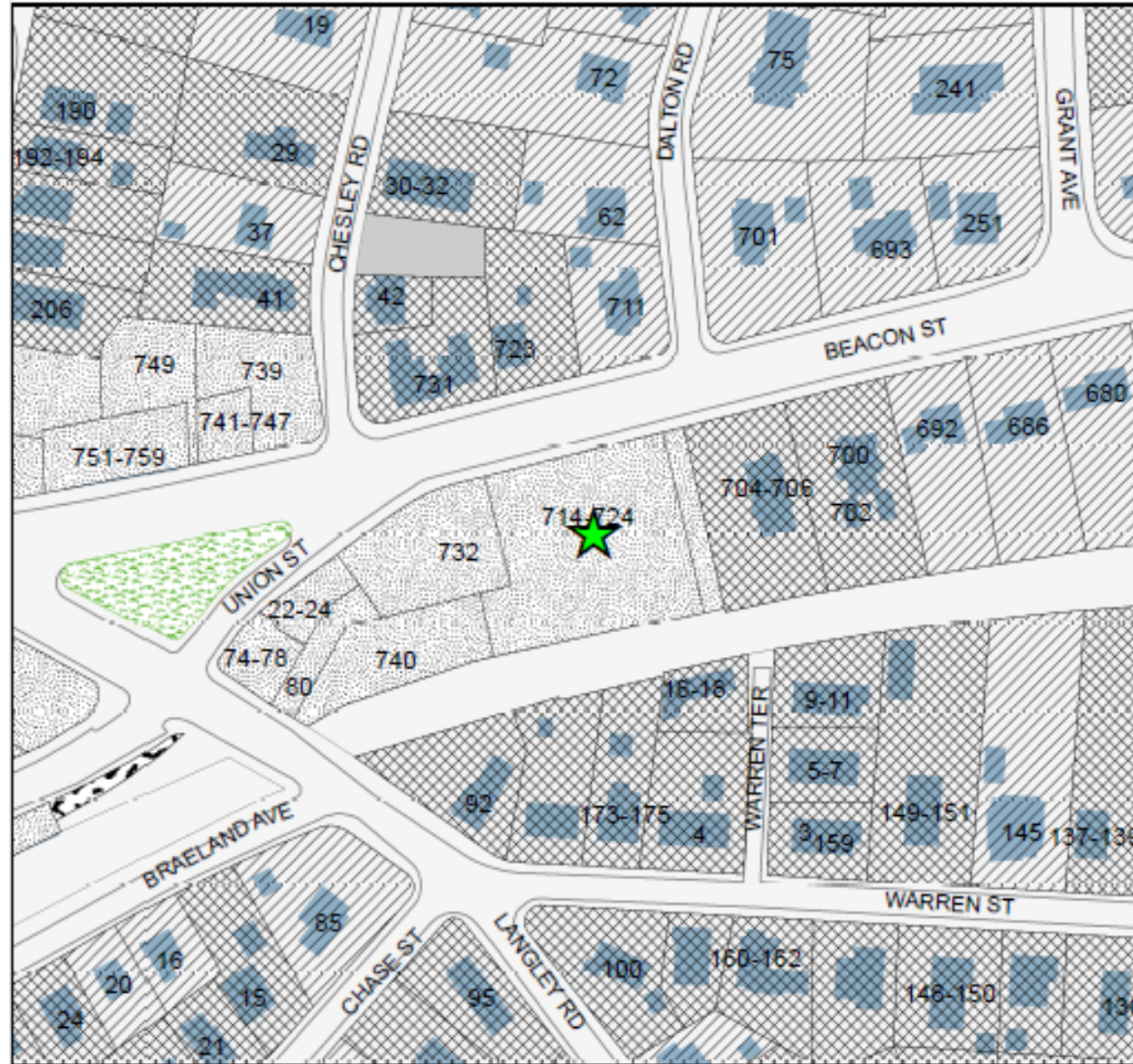
Land Use

ATTACHMENT A

Land Use

714-724 Beacon St.

*City of Newton,
Massachusetts*



Land Use

Land Use

- Single Family Residential
- Multi-Family Residential
- Commercial
- Open Space
- Nonprofit Organizations
- Vacant Land



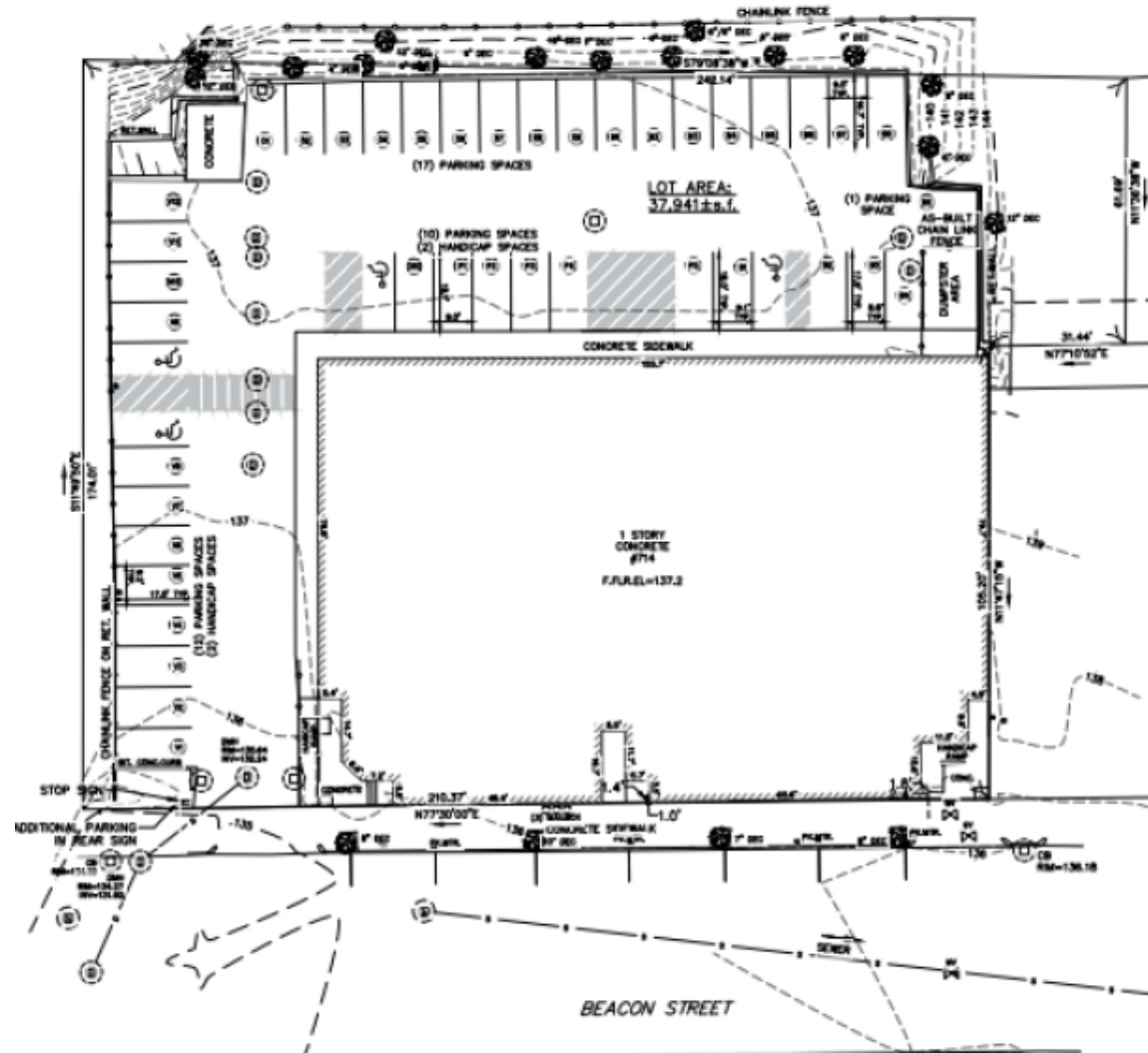
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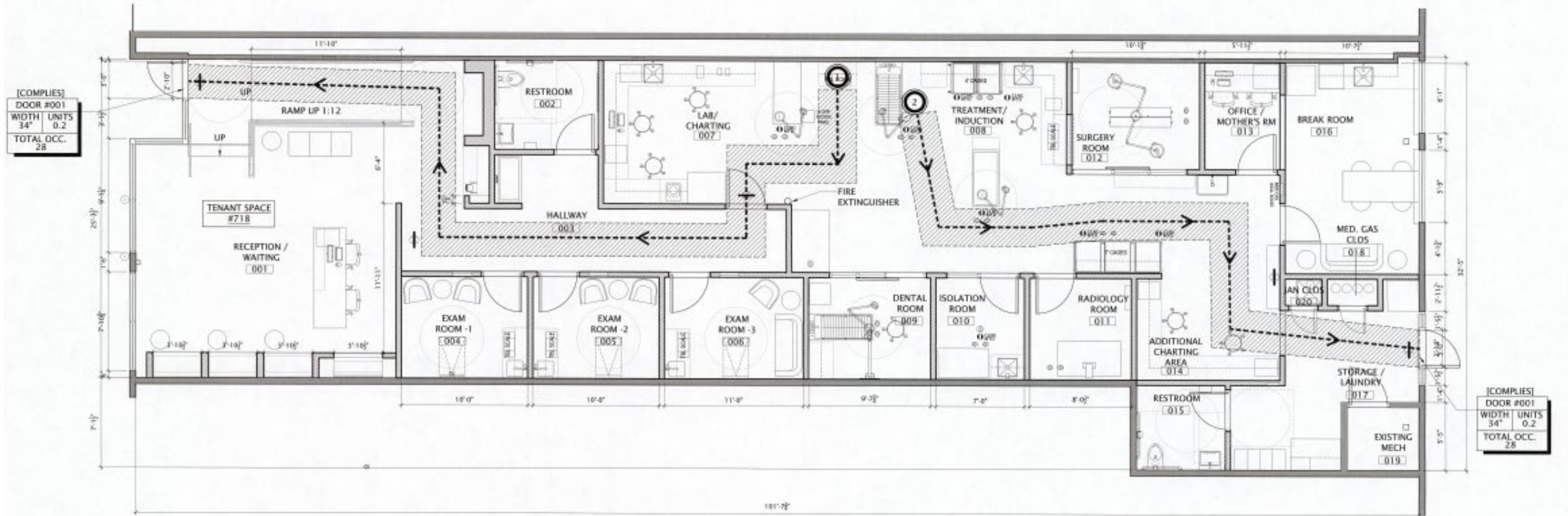
0 125 250 500 750 1000 Feet

Map Date: December 13, 2022

Site Plan



Proposed Floor Plan



Photos



Findings

1. The site in a Business 2 (BU2) zoning district is an appropriate location for the proposed veterinary hospital as it is an existing commercial building (§7.3.3.C.1)
2. The proposed veterinary hospital will not adversely affect the neighborhood as it is located in an existing commercial building and replacing a portion of a bank use with identical parking requirements (§7.3.3.C.2)
3. The veterinary hospital will not create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Conditions

- + *Plan Referencing Condition*
- + *Standard Building Permit Condition*
- + *Standard Final Inspection/Certificate of Occupancy Condition*