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Director

ZONING REVIEW MEMORANDUM

Date: May 11, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Winchester Street Realty Trust
Dave Carroll, The Conservatory at Highlands
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: **Request to allow a for-profit educational use**

Applicant: Dave Carroll	
Site: 49-51 Winchester Street	SBL: 51028 0030
Zoning: MU1	Lot Area: 79,500 square feet
Current use: Mixed use	Proposed use: Mixed use

BACKGROUND:

The property at 49-51 Winchester Street consists of a 79,500 square foot lot in a Mixed Use 1 zone. The site is at the corner of Winchester and Curtis Streets and is improved with a 19,000 square foot commercial building, a detached 3,600 square foot metal shed used for storage in the rear of the property and a detached 1,378 square foot wooden shed at the front of the property used by a landscape materials company. The shed is located in an approximately 4,800 square foot landscaped area used as a display showcase for the landscape materials. Additionally, the site is improved with a large surface parking facility.

The commercial building is currently occupied by several tenants with varying uses, including office space, a day care center and a cooking school. The petitioner seeks to locate a for-profit music school on site, requiring a special permit.

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to introduce a for-profit educational use (The Conservatory at Highlands) to a vacant 2,881 square foot tenant space formerly used as an office. Per sections 4.4.1 and 6.3.14.B.2, a special permit is required to allow a for-profit educational use in the MU1 zoning district.
2. The 2,881 square foot tenant space was previously used as an office. The previous office use required 12 parking stalls per section 5.1.4.A. The proposed for-profit educational use will have up the eight employees working at a time, resulting in a requirement of eight parking stalls. No waiver is required, as the credit from the previous use satisfies the proposed parking requirement.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3