

Date December 12, 2019

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of building or buildings, at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 1995, as amended, or any other sections **Please Reference Sections: 4.4**

RECEIVED
NEWTON CITY CLERK
2019 DEC 18 PM 4:20

Petition for: SPECIAL PERMIT/SITE PLAN APPROVAL
Located as follows:
Street and Ward 66 Winchester Street, Ward 8, Precinct 3
Section(s) 83 Block(s) 03 Lot 46
Approximate square footage: 6,750± square feet
To be used for: School to teach Epee and Foil Fencing
Construction: NA

Explanatory remarks: Olympia Fencing Center, Inc. rents 6,750 SF of space on the second floor of 66 Winchester St. and proposes to use it for a fencing school. 66 Winchester St. is a multi-story building and is located in an MU2 Zoning District. Olympia Fencing Center, Inc. is a Massachusetts Domestic Profit Corporation and is required to obtain a Special Permit under Section 4.4 (Page 4-18) of the Newton Zoning Ordinance.

The tenant improvements include a small office and changing room. The remainder of the space will remain open to be used for fencing instruction and practice. The lease provides for the use of 4 on-site parking spaces. There is additional on street parking and nearby municipal parking.

Attached is a resume of the School and students, its founder and principal instructor, a sample class schedule, a plan of the premises and a site plan.

Land referred to here is located in a Multi Use 2 Zoned District.

The undersigned agrees to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

Petitioner Olympia Fencing Center, Inc., by Daniel Hondor, President

Signature _____

Attorney of Record Peter F. Harrington
Address and Telephone 505 Waltham St., West Newton, MA 02465
617-558-7722

Name, Address and Winchester 66 LLC, 66 Winchester Street, Newton 02459

Signature of property owner Alan Star
Alan Star, Manager

RECEIVED
DEC 18 2019
KW

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT

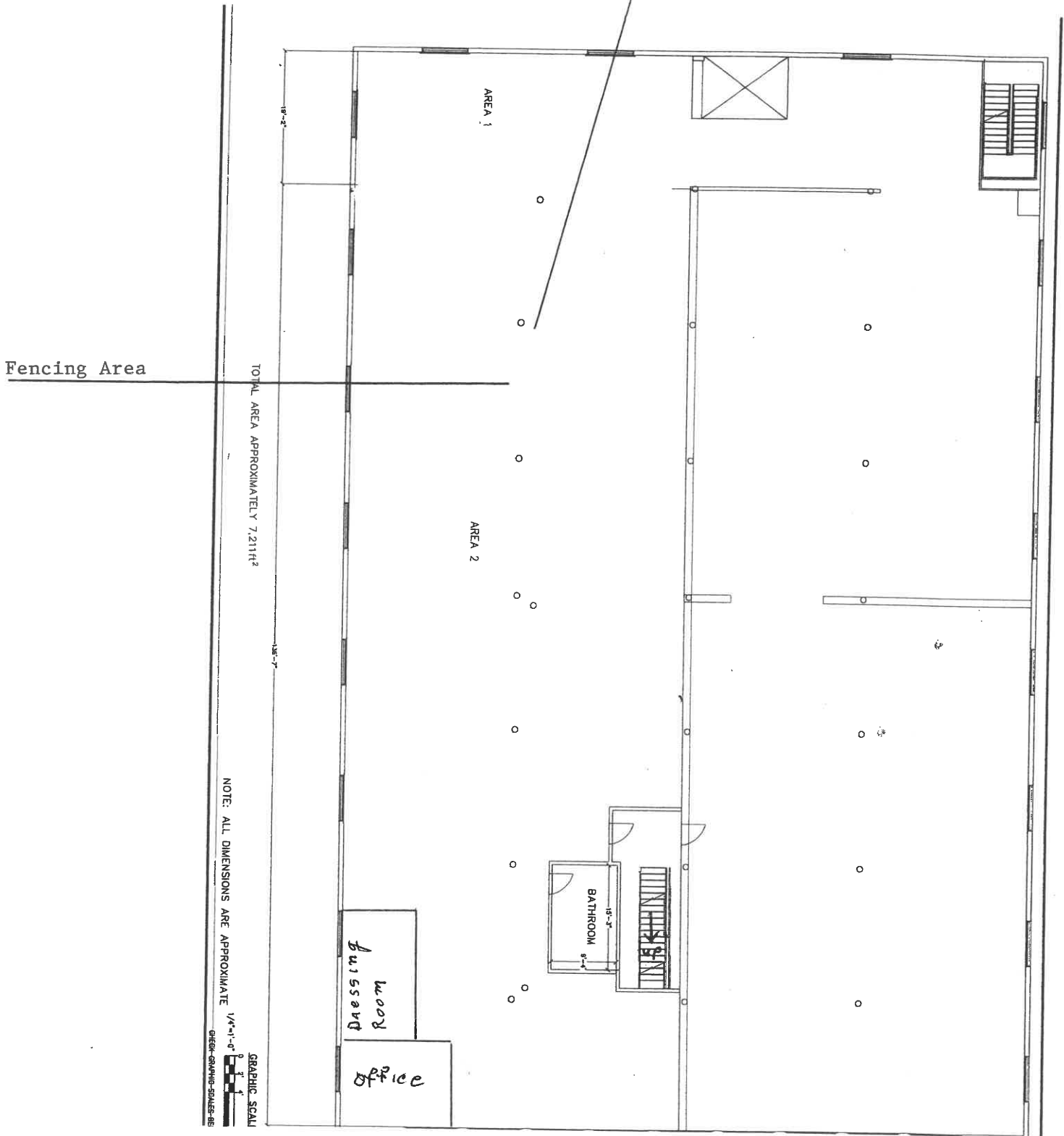
Comments: _____

PERMIT INTAKE INITIALS AND
DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

EXHIBIT A

Plan of Premises

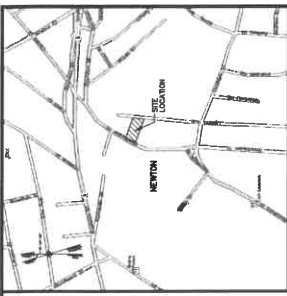


Winchester Street

Winchester Street



Upland Avenue



NOTES:

- 1) ZONE: MIXED USE 2 "M1-2"
MINIMUM LOT SIZE: 10,000 Sq.Ft.
MINIMUM FRONT YARD SETBACK: 20 FT.
MINIMUM SIDE YARD SETBACKS: 5 FT.
MINIMUM REAR YARD SETBACK: 15.0 FT.
REFER TO THE CITY OF NEWTON ZONING ORDINANCE FOR REGULATED AREAS.
- 2) UNMARKED PARKING SPACES ON PREMISES: 15
- 3) SET FLOOD HAZARD MAP ZONE "X" (NO HAZARD)
COMMUNITY PANEL NO. 290770254E DATED 6/4/2010
- 4) THE EXISTING BUILDING SHOWN ON THE SURVEY TRACT IS A PRE-EXISTING NON-CONFORMING USE.

ASSESSOR'S ID:
MAP 1283W
ID 8.33030046

DEED REFERENCES:
BOOK 25857, PAGE 015
BOOK 47002, PAGE 255

OWNER OF RECORD:
WINCHESTER 66, LLC
66 WINCHESTER STREET
NEWTON, MA 02461

SITE PLAN

**66 WINCHESTER STREET
NEWTON, MA**

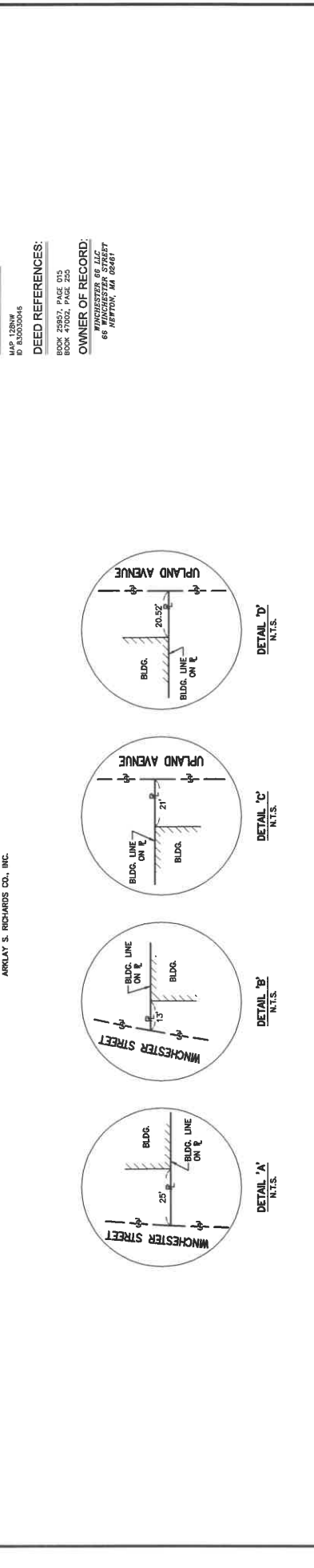
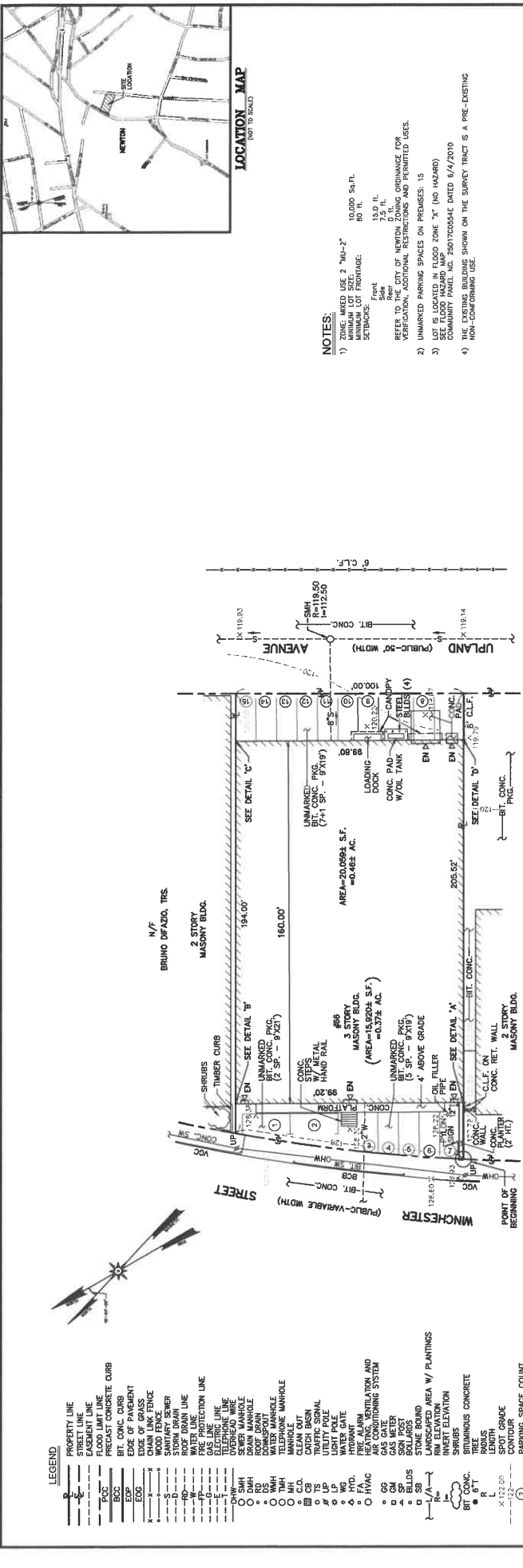
PREPARED FOR
OLYMPIA FENCING CENTER, INC.

Mistry Associates, Inc.
115 Main Street
Reading, MA 01867
TEL: 978-686-6600 FAX: 978-686-2988
WWW.MISTRYASSOCIATES.COM
SCALE: 1"=20'

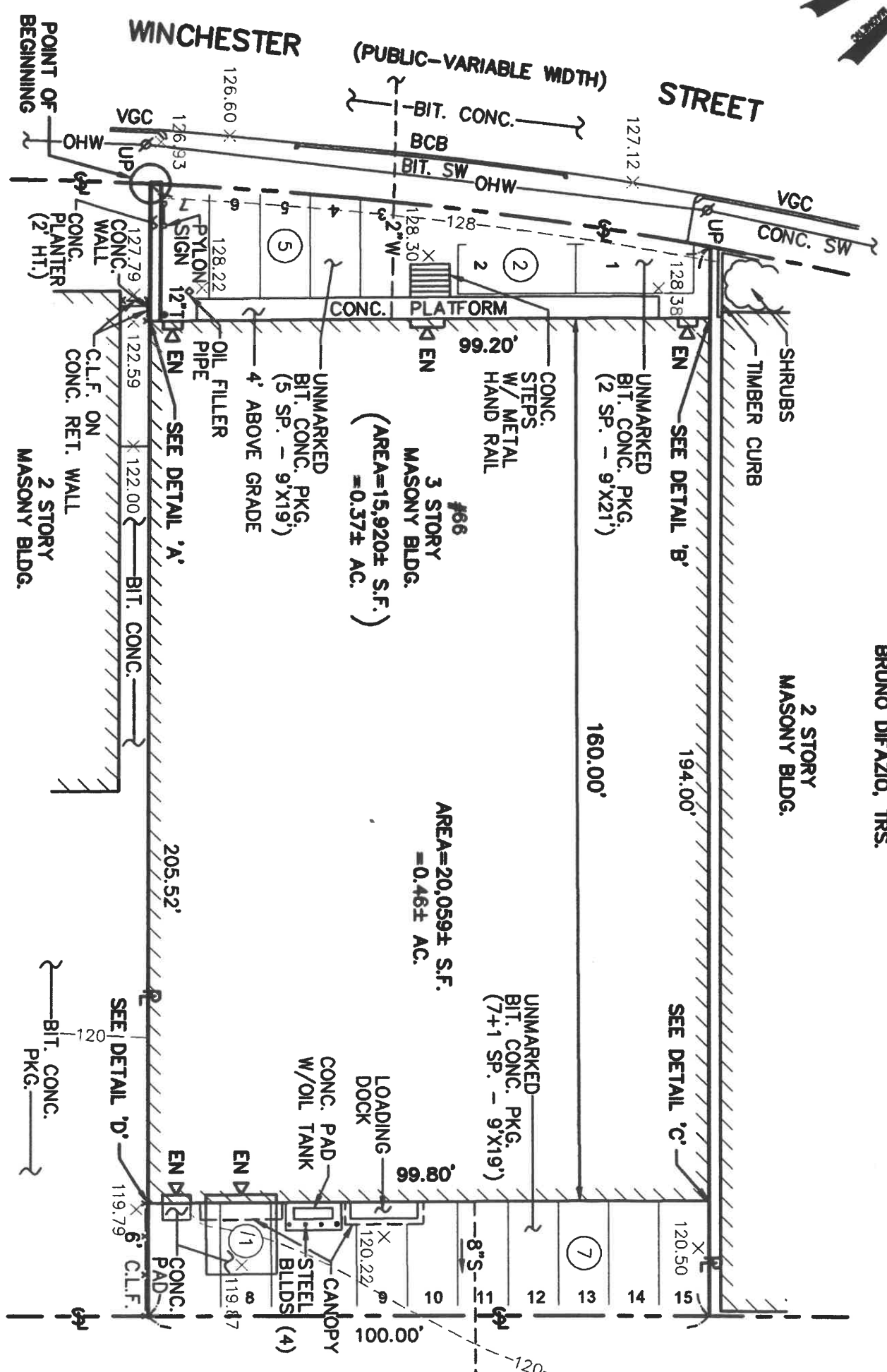
© Mistry Associates, Inc. Planning No. 2018-102-0000

LEGEND

- PROPERTY LINE
- STREET LINE
- ASPHALT DRIVE
- FLOOD LIMIT LINE
- PRECAST CONCRETE CURB
- BIT. CONC. CURB
- EDGE OF PAVEMENT
- EDGE OF DRIVE
- CHINA LINK FENCE
- SPRINKLER RISER
- ROOF DRAIN LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- ROOF DRAIN
- WATER MANHOLE
- SEWER MANHOLE
- MURKIN
- CATCH BASIN
- UTILITY POLE
- HYDRANT
- PIPE ALUMINUM UTILIZATION AND AIR CONDITIONING SYSTEM
- GAS WATER
- SKIN POST
- STAKE BOUND
- RIM ELEVATION
- SHRUBS
- BRUNNINUS CONCRETE
- TREE
- LENGTH
- SPOT GRADE
- CORNER
- PARKING SPACE COUNT



GRAPHIC SCALE
1" = 20'
(IN FEET)
1 Inch = 20 Ft.



N/F
BRUNO DIFAZIO, TRS.

2 STORY MASONRY BLDG.

AREA=20,059± S.F.
=0.46± AC.

2 STORY MASONRY BLDG.

ARKLAY S. RICHARDS CO., INC.

Daniel Hondor
Founder and Director
Olympia Fencing Center

- Over 30 years of fencing experience, member of the Romanian National Épée Team, 12 times in a row National Champion, multiple times winner of Balkanic Games (a fencing championship very popular in Europe) and finalist in World Cup Competitions during the 80's.
- Coaching epee since 1990, living in the USA since 1996. Started coaching in Somerville, MA, in 2005, founder of Olympia Fencing Center, in Cambridge, MA, since 2012.
- Receiver of a Bachelor's degree in Physical Education from the National Academy of Physical Education and Sport in Bucharest, Romania, he has laid down the sword and took up the mantle of coach, teaching the Romanian Junior Team techniques he'd learned throughout his career.
- The 1996 Atlanta Olympics Games brought him to America, where he continues to share the art of fencing with students of all ages and experience levels.

OLYMPIA FENCING CENTER

Founded in 2012

In July 2017, Olympia Fencing Center has received from the US Fencing Association the "Award of Excellence in Membership" as the fastest growing club in the country.

Olympia Fencing Center is ranked #1 club in the country in Cadets and Juniors age groups, currently 3rd largest fencing club in the USA.

Over the years, Olympia Fencing Center has produced some of the **best fencers in the USA**. Our students are active participants in world, national and regional events, continuously earning numerous titles and medals.

Emily Vermeule

- Silver medalist, Verona World Championships 2018, Cadet Women's Épée, she ranks #2 in the world.
- Cadet Women's Epee National Champion, 2018.
- Junior Olympics Women's Epee Bronze medalist, 2018.
- Silver, Junior Women's Épée, at the 2017 Summer Nationals and July Challenge, Salt Lake City, UT.
- National Champion, 2016, Y14 Women's Épée.
- Pomme De Terre Champion, 2016, Senior Women's Épée.
- 12th at the 2017 Cadet circuit, Bratislava (SVK)
- 35th out of 261 fencers, 2016 Cadet circuit, Bratislava (SVK)
- 20th at the 2016 Cadets World Circuit, Klagenfurt (AUT).

Emily is training with coach Daniel Hondor since 2012.

She was the only US woman épéeist to qualify to the Youth Olympic Games, held in Buenos Aires, Argentina, in October 2018, where she took fifth place in the individual events, and Bronze with the US Team.

Robert Hondor

- Junior Olympic Champion, Cadets Men's Épée, 2017
- Silver medal with US Team, and 14th, individual, Cadet Circuit, Bratislava (SVK), 2016
- 15th, Cadet Circuit, Klagenfurt (AUT), 2016
- 46th, 2016 Cadet Circuit, Grenoble (FRA).

Robert was ranked 43rd in the world and 9th in the US in Cadet Men's Épée. He's got a full athletic scholarship at the NJIT, where he's currently attending sophomore year.

Maria Alejandra Trumble

- 12th, 2011 Gothenburg (SE) Cadet WE, ranked 60st in the world.
- 17th, 2013 Gothenburg Junior World Cup.
- 27th, 2011 European Cadet Circuit, Grenoble (FR), Cadet WE.

After graduating high school, Alejandra went to lead the U Penn's Women's team, and she is the only fencer to **score the most wins in the university's history, ever.**

Cristina Gordet

- 2013 Bronze Medalist, World Fencing Championship, Vet.50 WE, Bulgaria.
- Veteran World Championship Teams: 2016, 2015, 2014, 2013
- 2013/2014 National Champion, Vet.50 Women's Épée.
- 2011 Silver Medalist, North American Cup E (Veteran Open).
- 2010 Bronze Medalist, North American Cup E (Veteran Open).

*References: <https://olympiafencingcenter.com/>
https://en.wikipedia.org/wiki/Daniel_Hondor
<https://www.facebook.com/OlympiaFencingCenter/>
https://twitter.com/Olympia_Fencing
<https://www.pinterest.com/olympiafencing/>
<https://www.instagram.com/olympiafencing/>
<https://www.linkedin.com/company/5225901/>
<https://www.youtube.com/user/OlympiaFencingUS>*

Épée and Foil Classes for all Levels

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
12:00-2:00 PM Homeschoolers Fencing*	12:00-2:00 PM Homeschoolers Fencing*	12:00-2:00 PM Homeschoolers Fencing*	12:00-2:00 PM Homeschoolers Fencing*	12:00-2:00 PM Homeschoolers Fencing*	10:00- 11:30 Épée Teen LTF (ages 11-14)	10:00- 11:00 Épée Musketeers (ages 7-9)
4:00- 5:30 Épée Y Comp.	4:00- 5:00 Advanced Musketeers (Invitational)	4:00- 5:30 Épée Y Comp.	4:00- 5:00 Musketeers & Advanced Musketeers (Invitational)	4:00- 5:30 Épée Y Comp.	11:00- 12:00 Foil Musketeers (ages 7-9) 11:-12:30 Foil Pre Comp	11:00- 12:00 Épée beginners (ages 8-10) 11:00-12:30 Épée Teen LTF (11-14)
5:30- 7:30 Épée Juniors Comp.	5:00- 6:30 Épée Y Pre- Comp. Épée Teen LTF	5:30- 7:30 Épée Juniors Comp.	5:00 - 6:30 Épée Y Pre-Comp. Épée Teen LTF	5:30- 7:30 Épée Juniors Comp.	11:30- 1:00 Épée Teen LTF (11-14)	12:00-2:00 Épée Open Fencing
	5:30 - 6:30 Foil Youth LTF 5:30- 7:00 Foil PreComp.		5:30 - 6:30 Foil Musketeers 5:30-7:00 Foil Pre Comp		1:00- 2:30 Foil Youth Comp.	
7:30- 9:00 Foil Youth Comp 7:30- 9:00 Épée Adult Comp.	7:00 - 9:00 Foil Junior Comp. 7:30- 8:30 Épée Adult LTF	7:00-8:30 Foil Youth Comp. 7:30- 9:00 Épée Adult Comp.	7:00-8:30 Foil Youth Comp. 7:00 - 9:00 Foil Junior Comp. 7:30 - 9:00 Épée Open Fencing	7:30- 9:30 Foil Open Fencing	2:30-4:30 Foil Junior Comp.	2:00-6:00 D'Artagnan Competitions



www.newtonma.gov

Ruthann Fuller
Mayor

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TDD/TTY

City of Newton, Massachusetts

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(617) 796-1089

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: November 18, 2019

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Peter Harrington, Attorney
Olympia Fencing Center
Barney S. Heath, Director of Planning and Development
Jonah temple, Assistant City Solicitor

RE: Request to allow a for-profit educational use

Applicant: Olympia Fencing Center	
Site: 66 Winchester Street	SBL: 83003 0046
Zoning: MU2	Lot Area: 20,059 square feet
Current use: Warehouse	Proposed use: For profit education

BACKGROUND:

The property at 66 Winchester Street consists of 20,059 square feet improved with a two-story commercial building. The building is currently occupied by the Boston Showcase Company (BSC), a retail sales and warehouse since 1971, and a martial arts school in operation since 1996. The petitioner requests a special permit to allow for the 6,750 square feet occupied by Boston Showcase Company to be used for a for-profit fencing school.

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

- Zoning Review Application, prepared by Peter Harrington, attorney, dated 10/21/2019
- Class Schedule
- Floor Plan
- Site Plan, prepared by Mistry Associates, Inc, dated 9/23/2019

ADMINISTRATIVE DETERMINATIONS:

1. The property was acquired in 1971 by Boston Showcase Company, a food service and restaurant kitchen design, equipment and supplies dealer. The company uses a portion of the building for retail sales and warehouse storage. The petitioner proposes to introduce a for-profit fencing school into the 6,750 square feet of space currently used by Boston Showcase for product storage. 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 Mixed Use 2 zoning district.

2. The building is currently occupied by the BSC and a martial arts studio. The martial arts studio has been on site since 1996. The retail and showroom portion of BSC will remain as is, as will the martial arts studio. The parking requirements for these uses remain the same.

BSC intends to replace 6,750 square feet of storage and warehouse with the proposed fencing school. Per section 5.1.4.A, a storage warehouse requires one parking stall per every 2,500 square feet, plus one stall per four employees. The 6,750 square foot space therefore requires three stalls for the square footage plus an additional stall for up to four employees, for a total of four stalls credited to the space. The petitioner’s for-profit school use requires one stall for every employee at the largest shift. With four employees working at the school at the busiest shift, the credit of four stalls covers the proposed use and no waiver is necessary.

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