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February 7, 2019

BY HAND

Ms. Nadia Khan
Committee Clerk
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: Petition of SSDS Martial Arts/739 Beacon Street

Dear Nadia,

Enclosed please find an original special permit application and an original general permit application together with thirteen packets of information relative to the above matter consisting of the following:

1. A copy of the special permit application.
2. A copy of the Zoning Review Memorandum.
3. Plan entitled "ALTA/ACSM Land Title Survey in Newton, Mass." by Hayes Engineering, Inc. dated May 21, 1996.
4. Floor Plan by CID Associates, Inc. dated May 9, 1995.
5. Proposed Floor Plan by DLA Architecture dated December 10, 2018.
6. Project Information.

I have also enclosed a CD containing electronic copies of the aforementioned plans and materials (I have given one to Jennifer as well) and a check in the amount of \$750.00 representing the filing fee.

Sincerely,



Stephen J. Buchbinder

SJB/mer
Enclosures

cc: (By Hand, w/enclosures)

Ms. Jennifer Caira, Chief Planner
Mr. John Daghlian, Associate City Engineer
Jonah Temple, Assistant City Solicitor
(By First Class Mail, w/enclosures)
Deputy Chief Israel Jimenez
Mr. Mikael Meyer

RECEIVED
Newton City Clerk
2019 FEB 11 PM 3:01
David A. Olson, Clerk
Newton, MA 02459

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for a permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

§4.4.1; §6.3.14.B.2; §7.3.3.

RECEIVED
NEWTON CITY CLERK
2019 FEB 11 PM 3:01
DAVID A. OLSON, CLERK
NEWTON, MA 02459

PETITION FOR: Special Permit/Site Plan Approval
 Extension of Non-Conforming Use and/or Structure
 Site Plan Approval

STREET Beacon Street WARD 6
SECTION(S) 61 BLOCK(S) 27 LOT(S) 17
APPROXIMATE SQUARE FOOTAGE (of property) 10,498 ZONED BU2
TO BE USED FOR: martial arts studio

CONSTRUCTION: steel frame with stucco exterior

EXPLANATORY REMARKS: Special permit sought for allowance of for-profit educational use pursuant to Sections 4.4.1 and 6.3.14.B.2.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) SDSS MA Studio 4, LLC

SIGNATURE *Stephen J. Buchbinder*
By: Stephen J. Buchbinder, its attorney, duly authorized
ADDRESS 739 Beacon Street, Newton, MA 02459
TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267
TELEPHONE 617-965-3500 E-MAIL sibuchbinder@sab-law.com

PROPERTY OWNER Equity Realty, LLC

ADDRESS 825 Beacon Street, Newton, MA 02459
TELEPHONE N/A E-MAIL N/A

SIGNATURE OF OWNER *[Signature]*
By: Equity Realty, LLC
Robert Walsh, Vice President of
JRD Properties, Inc., its Manager

RECEIVED
Planning & Development
Department Endorsement
FEB 11 REC'D
Planning NSC



City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue, Newton, Massachusetts 02459

Telephone (617) 796-1120
Telefax (617) 796-1086
www.newtonma.gov

Ruthanne Fuller
Mayor

GENERAL PERMIT APPLICATION

Barney Heath
Director

PROJECT #: ZONING DISTRICT: DATE RECEIVED:

PROJECT DESCRIPTION: Special permit sought for allowance of for-profit educational use pursuant to Sections 4.4.1 and 6.3.14.B.2.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 739 Beacon Street CITY/ZIP: Newton, MA 02459

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 61, 27, 17

PROPERTY OWNER INFORMATION

NAME: Equity Realty, LLC PHONE: N/A

MAILING ADDRESS: 825 Beacon Street, Newton, MA 02459 E-MAIL ADDRESS: N/A

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- 1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

Equity Realty, LLC
X [Signature] 2/8/19
By: Robert Walsh, Vice President of JRD Properties, Inc., it's Manager (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT/AGENT INFORMATION

NAME: Stephen J. Buchbinder, Esquire, Schlesinger and Buchbinder, LLP

BUSINESS PHONE: 617-965-3500 CELL PHONE: 617-538-7392

MAILING ADDRESS: 1200 Walnut Street, Newton, MA 02461-1267 E-MAIL ADDRESS: sjbuchbinder@sab-law.com

X [Signature] 2-7-19
(Application/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regard to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

Table with 2 columns: Permit/Review Process and checkboxes. Includes Zoning Review Application, Comprehensive Permit, Administrative Site Plan Review, Variance Application, Sign Permit, Historic Preservation Review, Special Permit/Site Plan Approval, Conservation Commission Review, Fence Appeal, Other, describe.

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP