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May 10, 2021

BY ELECTRONIC MAIL

Ms. Nadia Khan
Chief Committee Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition of Russian School of Mathematics, Inc./60 Austin Street and 66-68 Austin Street

Dear Nadia,

Attached please find a special permit application and general permit application together with the following:

1. Zoning Review Memorandum dated May 10, 2021.
2. Area plan dated April 23, 2021 by VTP Associates, Inc.
3. Existing conditions site plan dated January 18, 2021 by VTP Associates, Inc.
4. Proposed conditions site plan dated March 19, 2021 by VTP Associates, Inc.
5. Floor plans dated March 3, 2021 by DLA Architecture, Inc. consisting of six (6) sheets.
6. Parking Calculation.
7. Council Order #544-68.

A check in the amount of \$750.00 representing the filing fee will be delivered to you at Newton City Hall, and a Traffic Impact Study prepared by VHB will be delivered to you early next week under separate cover. Please feel free to call me if you have any questions respecting the foregoing.

Sincerely,

Stephen J. Buchbinder

Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Hand, w/enclosures)

Mr. Neil Cronin, Chief Planner
Mr. John Daghlian, Associate City Engineer
Jonah M. Temple, Assistant City Solicitor
(By First Class Mail, w/enclosures)
Deputy Chief Israel Jimenez
Ms. Inessa Rifkin
Mr. David Paley

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; 5.1.8.A.1 and 2; 5.1.8.B.1 and 2; 5.1.8.D.1; 5.1.9.A and B; 5.1.10; 5.1.13; 5.1.16.A, 6.3.14.B.2; 7.3.3; and 7.8.2.C.2.

PETITION FOR: Special Permit/Site Plan Approval
 Extension of Non-Conforming Use and/or Structure
 Site Plan Approval
 Amendment of Board Order #544-68

STREET 60 Austin Street, 66-68 Austin Street WARD 2

SECTION(S) 24 BLOCK(S) 009 LOT(S) 7 and 9

APPROXIMATE SQUARE FOOTAGE (of property) 35,616 square feet ZONED BU5

TO BE USED FOR: for-profit school

CONSTRUCTION: brick

EXPLANATORY REMARKS: Special permit sought for the operation of for-profit school pursuant to Section 6.3.14.B.2. The following waivers are sought, to the extent necessary, pursuant to Section 5.1.13: (i) parking in side and rear setback and within 5 feet of street (Section 5.1.8.A.1); (ii) parking within 5 feet of dwelling units (Section 5.1.8.A.2); (iii) minimum stall width and depth (Section 5.1.8.B. 1 and 2); (iv) minimum driveway width (Section 5.1.8.D.1); (v) landscape screening (Section 5.1.9.A); (vi) interior landscaping (Section 5.1.9.B); and (vii) lighting requirements (Section 5.1.10.A). Additionally, relief is requested to allow parking requirements to be met offsite (Section 5.1.16.A) and to alter non-conforming non-accessory parking (Section 7.8.2.C.2). Petitioner also seeks to amend Board Order # 544-68 which allowed for the installation of a freestanding sign.

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) The Russian School of Mathematics, Inc.

SIGNATURE *Stephen J. Buchbinder*
By: Stephen J. Buchbinder, its attorney duly authorized

ADDRESS 200 Wells Ave, Newton, MA 02459

TELEPHONE N/A E-MAIL N/A

ATTORNEY Stephen J. Buchbinder, Esquire/Katherine Braucher Adams, Esquire

ADDRESS 1200 Walnut Street, Newton, Massachusetts 02461-1267

TELEPHONE 617-965-3500/617-571-3133 E-MAIL sjbuchbinder@sab-law.com/kadams@sab-law.com

PROPERTY OWNER (PRINT) L and B Realty Trust

SIGNATURE *Stephen J. Buchbinder*
By: Stephen J. Buchbinder, Esquire duly authorized

ADDRESS 1311 Commonwealth Avenue

TELEPHONE N/A E-MAIL N/A

Planning & Development
Department Endorsement



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: BU-5 DATE RECEIVED:

PROJECT DESCRIPTION: For-profit school to be located in existing office building

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 60 Austin Street CITY/ZIP: Newton, MA 02460

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 43 44 7

PROPERTY OWNER INFORMATION

NAME: L and B Realty Trust PHONE: N/A ALT.PHONE:

MAILING ADDRESS: 1311 Commonwealth Avenue, Newton, MA 02465 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.

X Katherine Braucher Adams March 18, 2021
Katherine Braucher Adams, (Date)
o/b/o Laurence D. and Beverly J, Trustees of the L&B Realty Trust

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: The Russian School of Mathematics, Inc. /Katherine Braucher Adams, Schlesinger and Buchbinder, LLP

BUSINESS PHONE: 617-965-3500 CELL PHONE: 617-571-3133

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

X Katherine Braucher Adams March 18, 2021
(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 regards to the application.

-----OFFICE USE ONLY BELOW THIS LINE-----

Table with 2 columns and 6 rows for permit review process: Zoning Review Application, Administrative Site Plan Review, Sign Permit, Special Permit/Site Plan Approval, Fence Appeal, Comprehensive Permit, Variance Application, Historic Preservation Review, Conservation Commission Review, Other, describe.

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP

GENERAL PERMIT APPLICATION INSTRUCTIONS

LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City's regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

Administrative

- Administrative Site Plan
- Review of Accessory Apartment
- Wireless Facility

Land Use Committee

- Amendment to Special Permit/Site Plan
- Extension of Nonconforming Use or Building
- Site Plan Only
- Special Permit/Site Plan

Conservation Commission

- Request for Determination of Applicability
- Notice of Intent
- Abbreviated Notice of Resource Area Delineation

Urban Design Commission

- Fence Appeal
- Sign Permit

Historic Commission(s)

- Demolition Delay
- Historic District
- Landmark/Preservation Restriction

Zoning Board of Appeals

- Appeals of the ISD Commissioner
- Comprehensive Permit
- Variance Application

NOTE: The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

FORMS: A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner's legal representative) and the Applicant/Agent are **mandatory** on the General Permit Application.

FEES: To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change, please contact the Department of Planning to verify the current fee.

SUBMITTALS: Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary, please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



Ruthann Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: **May 10, 2021**

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Katherine Braucher Adams, Attorney
The Russian School of Mathematics, Inc
Barney S. Heath, Director of Planning and Development
Jonah temple, Assistant City Solicitor

RE: Request to allow a for-profit educational use, to alter a nonconforming non-accessory parking facility use and waivers relative to parking

Applicant: The Russian School of Mathematics, Inc	
Site: 60 Austin Street, 66-68 Austin Street	SBL: 24009 0009, 24009 0007
Zoning: BU5	Lot Area: 24,155 square feet, 11,250 square feet
Current use: Office building and two-family residence	Proposed use: No change

BACKGROUND:

The property at 60 Austin Street consists of 24,155 square feet improved with an office building constructed in 1970 in the Business 5 zoning district. The adjacent parcel at 66-68 Austin Street consists of 11,250 square feet and is improved with a two-family dwelling and surface parking, also in the BU5 district. The two separate properties are held in common ownership and a portion of the parking for the office building at 60 Austin Street is located at the rear of 66-68 Austin Street. The petitioner proposes to locate a for-profit school in office space and to make modifications to the parking areas on both lots. The proposed for-profit school requires a special permit as well as waivers from the parking requirements.

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

- Zoning Review Application, prepared by Katherine Braucher Adams, attorney, dated 3/18/2021
- Project Information, submitted 3/18/2021
- Parking Calculation, submitted 3/18/2021
- Certified Plot Plan Proposed Conditions, prepared by VTP, surveyor, dated 3/19/2021
- Land Title Survey, signed and stamped by Joseph R. Porter, surveyor, dated 1/18/2021
- Floor Plans, prepared by DLA Architecture, dated 3/3/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to locate a for-profit educational use within the office building. 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 Business 5 zoning district.
2. There are currently 52 parking stalls shared between the two properties; 33 located at 60 Austin Street and 19 stalls located at 66-68 Austin Street. The petitioner intends to make modifications to the two parking lots, reducing the overall number of stalls to 47, with 29 stalls located at 60 Austin Street and 18 stalls located at 66-68 Austin Street.

The petitioner intends to divide 8,703 square feet of office into two spaces, of which 4,687 square feet will remain office use and 4,016 square feet will be used for the for-profit educational use. The 4,141 square foot medical office, as well the two residential units at 66-68 Austin Street will remain.

Existing Use	Requirement	Total
Office 8,703 square feet	1 stall/250 square feet	35 stalls
Medical Office 4,141 square feet	1 stall/200 square feet	21 stalls
Residential 2 units	2 stalls/dwelling unit	4 stalls
TOTAL REQUIRED		60
Proposed Use	Requirement	Total
For-Profit educational use 11 staff	1 stall/staff member	11 stalls
Office 4,687 square feet	1 stall/250 square feet	19 stalls
Medical Office 4,141 square feet	1 stall/200 square feet	21 stalls
Residential 2 units	2 stalls/dwelling unit	4 stalls
TOTAL REQUIRED		55 stalls

The proposed uses on site decrease the parking requirement by five stalls. The petitioner intends to reconfigure the parking areas, reducing the total number of stalls by five. While the “credit” from the previous use is reduced by five to accommodate the reconfiguration, the proposed uses require five fewer stalls. As such, the credit satisfies the requirement and no waiver is necessary.

3. Per section 5.1.16.A, off-street parking required for the principal uses served must be located on the same lot as those uses. The petitioner intends to continue to use the parking on both properties to provide parking for the office building. A special permit per section 5.1.13 is

required to allow for the off-site parking at 66-68 Austin Street for the business uses at 60 Austin Street.

4. Per section 4.4.1, non-accessory parking is not allowed, by right or by special permit in the Business 5 zoning district. The parking for the two subject properties has functioned as one lot since at least the 1980s, prior to the adoption of regulations relative to non-accessory parking facilities, rendering the parking for 60 Austin Street at 66-68 Austin Street nonconforming. The petitioner proposes minor alterations to the parking facility at 66-68 Austin Street, requiring a special permit per sections 4.4.1 and 7.8.2.C.2 to alter the nonconforming non-accessory parking facility use.
5. Per section 5.1.8.A.1 no parking may be located within any required setback distance from a street or side lot line, and may not be within five feet of the street. The petitioner proposes to maintain parking stalls within the rear and side setbacks and within five feet of the street requiring a special permit per section 5.1.13.
6. Section 5.1.8.A.2 requires that no outdoor parking be located within five feet of a building containing dwelling units. The petitioner intends to maintain parking stalls within five feet of the two-family dwelling at 66-68 Austin Street, requiring a special permit per sections 5.1.13.
7. Per section 5.1.8.B.1 the minimum width for a parking stall is 9 feet. The petitioner proposes several stalls with reduced widths, down to 7.8 feet, requiring a special permit per section 5.1.13.
8. Per section 5.1.8.B.2 the minimum depth for parking stalls is 19 feet. The petitioner proposes several stalls with reduced depths, down to 16.5 feet, requiring a special permit per section 5.1.13.
9. The petitioner intends to create a one-way entrance along the western lot line of 66-68 Austin Street and an exit only on the eastern lot line of 60 Austin Street. Per section 5.1.8.D.1, entrance and exit driveways for one-way traffic must be a minimum of 12 feet wide. The petitioner proposes an entrance driveway of 11.1 feet wide, requiring a special permit per section 5.1.13.
10. Per section 5.1.9.A, outdoor parking facilities with more than five stalls must provide perimeter landscaping and screening. No perimeter landscaping or screening is indicated in the plans, requiring a special permit per section 5.1.13.
11. Per section 5.1.9.B, outdoor parking facilities with more than 20 stalls must provide interior landscaping. No interior landscaping is indicated, requiring a special permit per section 5.1.13.
12. Section 5.1.10 requires all outdoor facilities used at night to have security lighting with a minimum intensity of one-foot candle over the entire surface of the facility. The petitioner seeks a waiver from this provision per section 5.1.13.

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
§4.4.1 §7.8.2.C.2	Request to alter a nonconforming non-accessory parking facility	S.P. per §7.3.3
§5.1.16.A §5.1.13	Request to allow the parking requirements to be met off-site	S.P. per §7.3.3
§5.1.8.A.1 §5.1.13	Request to allow parking with the side and rear setback and within five feet of the street	S.P. per §7.3.3
§5.1.8.A.2 §5.1.13	Request to allow parking within five feet of dwelling units	S.P. per §7.3.3
§5.1.8.B.1 §5.1.13	Request to waive the minimum parking stall width requirement	S.P. per §7.3.3
§5.1.8.B.2 §5.1.13	Request to waive the minimum parking stall depth requirement	S.P. per §7.3.3
§5.1.8.D.1 §5.1.13	Request to waive the minimum driveway width for one-way traffic	S.P. per §7.3.3
§5.1.9.A §5.1.13	Request to waive the perimeter screening requirements	S.P. per §7.3.3
§5.1.9.B §5.1.13	Request to waive the interior landscaping requirements	S.P. per §7.3.3
§5.1.10 §5.1.13	Request to waive the lighting requirements	S.P. per §7.3.3

SECTION: 24 BLOCK: 09 LOT: 7, 9, 10
ZONING DISTRICT: BU-5

MASSACHUSETTS TURNPIKE
(RTE.90)

LOWELL AVE

AUSTIN ST

AUSTIN ST

LOWELL AVENUE
24008 0001

ZONE: PUB
ZONE: MR1

ZONE: MR1
ZONE: BU2

ZONE: BU2
ZONE: MR1

ZONE: BU2
ZONE: MU5

ZONE: BU2
ZONE: MU5

LOWELL AVE

ELMWOOD PARK

HIGHLAND PARK

HIGHLAND TER

HIGHLAND

#104
24007 0001

#9
24007 0002

#15
24007 0003

#19
24007 0004

#86
24009 0004

#76
24009 0005

#70-72
24009 0006

#216
24009 0003

#222
24009 0002

#228
24009 0001A

#77
24009 0001

#69
24009 0042

#65
24009 0041

#63

#16
24009 0037

#14
24009 0038

#10
24009 0039

#59-61
24009 0040

#17
24009 0036

#11-15
24009 0035

#9
24009 0034

#55
24009 0033

#6
24009 0030A

#4
24009 0031

#2
24009 0032

#43
24009 0029

#33-35
24009 0028

#23-31
24009 0026

#28
24009 0015

#40
24009 0012

#33-41
24001 0001

#66-68
24009 0007
2 STORY
WOOD
#66-68

#60
24009 0009
3 STORY
BRICK
#60

#46-48
24009 0010
2 1/2 STORY
WOOD
#46-48

ENTRANCE

7 PARKING SPACES
6 PARKING SPACES

STALL TO BE REMOVED

BITUMINOUS CONCRETE

5 PARKING SPACES

GARAGE

5 PARKING SPACES

5 PARKING SPACES

BITUMINOUS CONCRETE

27.3'

103.0'

103.2'

17 PARKING SPACES

HANDICAP PARKING

BITUMINOUS CONCRETE

15 AC UNITS (3)

22.6'

13.3'

13.3'

29.2'

2 P PARKING SPACES (1 SPACE TO BE REMOVED)

5 PARKING SPACES

EXIT

15.7'

15.7'

15.7'

15.7'

15.7'

15.7'

15.7'

15.7'

15.7'

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15.7'

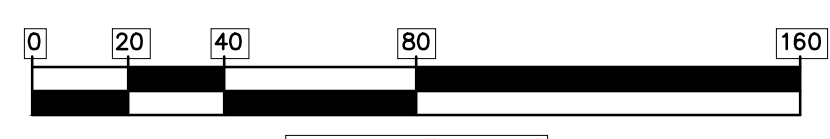
15.7'

15.7'

15.7'

15.7'

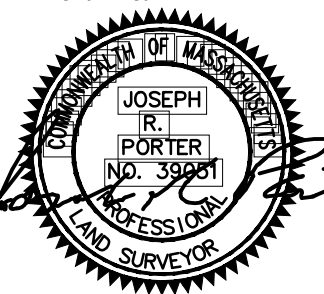
15.7'



SCALE: 1" = 40'

AREA PLAN
NEWTON, MASSACHUSETTS
AT
#46-48, 60, 66-68 AUSTIN STREET
SCALE: 1in.=40ft. DATE: APRIL 23, 2021

PROJECT: 220210



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS.
#132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458

220210_ALTA.dwg (2-2020)

LEGAL DESCRIPTION

PARCEL ONE (46-48 STREET)
A certain parcel of land with improvements thereon situated in that part of Newton, Middlesex County, Massachusetts called Newtonville, as shown in a plan entitled "Plan of Land on Newton, Mass.", dated March 18, 1986, prepared by Apex Associates, Land Surveyors, Newton Highlands, Mass, recorded with Middlesex South Registry of Deeds as Plan No. 345 of 1986, Book 16847, Page End, and described as follows:
NORTHERLY by Austin Street, eighty (80.0) feet;
EASTERLY by land of now or formerly of Newton Savings Bank, one hundred sixty-four and 5/100 (164.53) feet;
SOUTHERLY by land now or formerly of City of Newton and John Montepare and Donald P. Fabrizio, as Trustees of Faber Realty Trust, seventy-nine and 9/100 (79.92) feet; and
WESTERLY by land now or formerly of Robert C. Sechrest and Arnold G. Haynes, one hundred fifty-seven and 9/100 (157.97) feet.
Containing 12,883 square feet, more or less, as shown on said Plan.

PARCEL TWO (60 AUSTIN STREET, PARCEL 1)
The premises being shown as Lot 17 on a plan drawn by S.P. Fuller, dated May 14, 1846, recorded with Middlesex South District Registry of Deeds, Plan Book 1, Plan 73, bounded and described as follows:
NORTHERLY on Washington Place (now Austin Street), eighty (80) feet;
EASTERLY on Lot 18 on said plan; one hundred sixty-one (161) feet;
SOUTHERLY on land now or formerly of E.W. Lyman, as shown on said plan, eighty feet and five inches (80'5"); and
WESTERLY on Lot 16 on said plan, one hundred fifty-four and four inches (154'4").
Containing 12,613 2/3 square feet, all of said measurements being approximate.

PARCEL THREE (60 AUSTIN STREET, PARCEL 2)
The premises known as and numbered 60-62 Austin Street and shown on a plan entitled "Plan of Land in Newtonville belonging to the Estate of Otis Morton", dated Nov. 10, 1905, by E.S. Smilie, Surveyor, and recorded with Middlesex South District Registry of Deeds at the End of Book 3206, bounded and described more particularly as follows:
NORTHERLY by Austin Street (formerly Washington Place), eighty (80) feet;
EASTERLY by land now or formerly of Harriet A. Almy, one hundred fifty-one and 10/100 (151.10) feet;
SOUTHERLY by land now or formerly of Boston Safe Deposit and Trust Company, eighty and 1/100 (80.18) feet; and
WESTERLY by land now or formerly of David Thomas, one hundred forty-four and 5/100 (144.55) feet.
Containing 11,832 square feet of land, all of said measurements being approximate.

PARCEL FOUR (66-68 AUSTIN STREET)
The premises shown as Lot 15 on a plan entitled "Plan of Lands in Newton at Hulls Crossing" belonging to Luke Robinson et al, dated May 4, 1846, recorded with Middlesex South District Registry of Deeds in Book 1-B, Plan 73, and bounded and described as follows:
NORTHERLY by Austin Street (formerly Washington Place), eighty (80) feet;
EASTERLY by Lot 16 on said plan one hundred forty-seven feet, eight inches (147'8");
SOUTHERLY by land now or formerly of E.W. Lyman, eighty feet, five inches (80'5"); and
WESTERLY by Lot 14, as shown on said plan, one hundred forty-one feet (141').
Containing, according to said plan, 11,546 2/3 feet.

FLOOD ZONE: SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 250170052E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, IN MIDDLESEX SOUTH COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

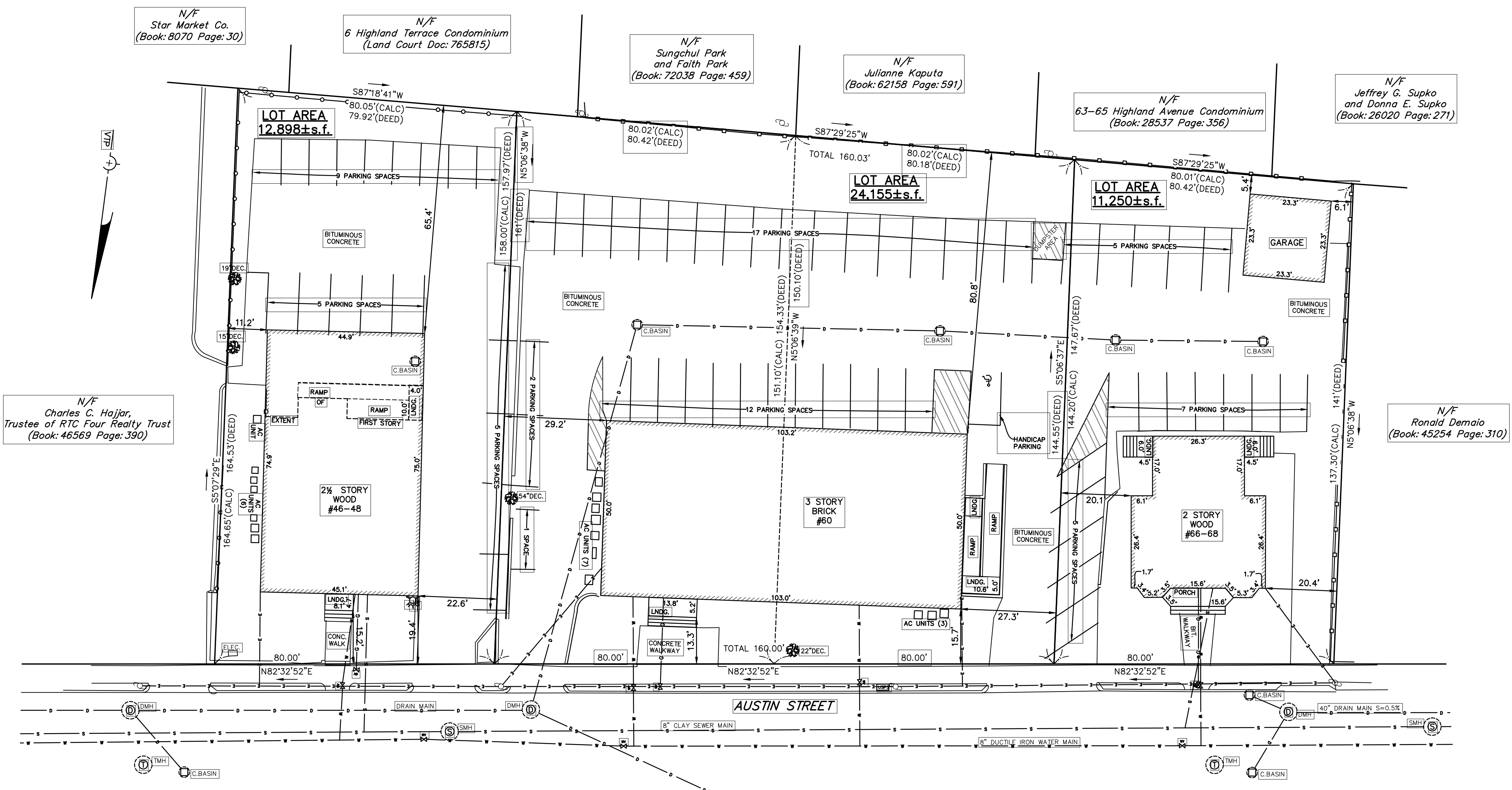
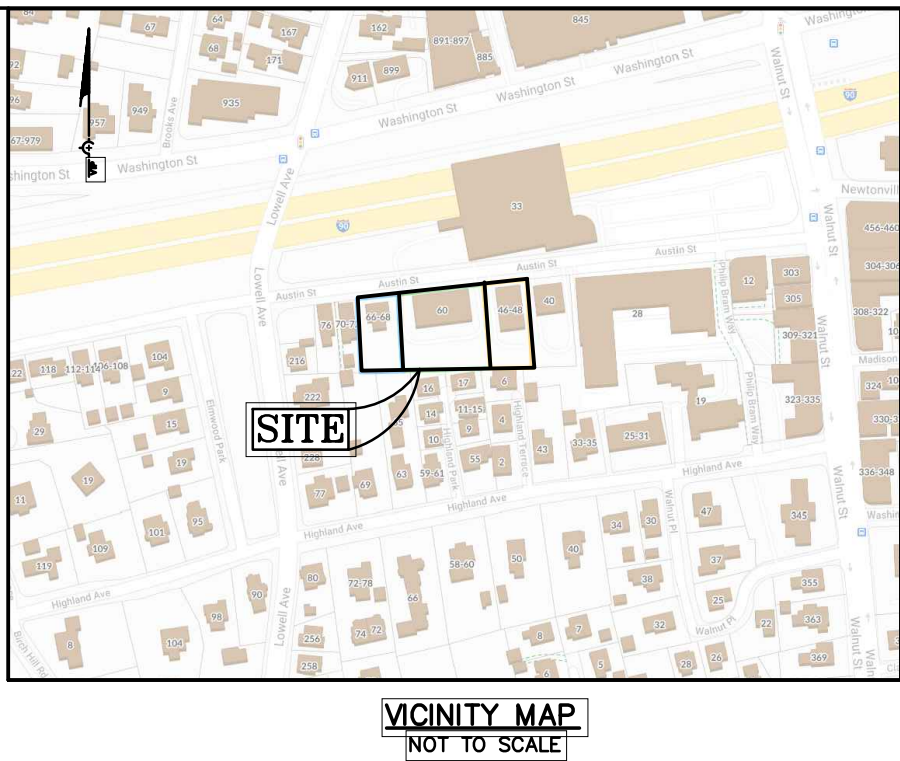
GENERAL NOTE:
• NO EVIDENCE OF CEMETERIES.
• LEGAL DESCRIPTION FORMS MATHEMATICALLY CLOSED FIGURE WITH OUT GAPS, GORES OR OVERLAPS.
• NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
• NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
• NO OBSERVED EVIDENCE OF SIDE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

UTILITY NOTE: UNDERGROUND LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.

PLAN REFERENCE: PLAN BOOK 1 PLAN 73 BOOK 16847 PAGE End BOOK 3206 PAGE End
DEED REFERENCE: BOOK 33594 PAGE 513 BOOK 24658 PAGE 559

PARKING COUNT table with columns ADDRESS and PARKING SPACES. Rows include #46-48 Austin Street (19), #60 Austin Street (33), #66-68 Austin Street (17), and TOTAL (69).

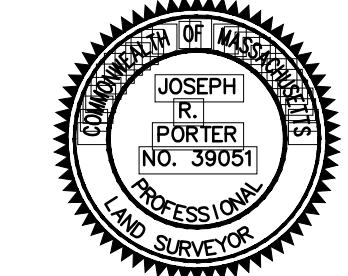
LEGEND: BUILDING, PROPERTY LINE W/ BEARING DISTANCE, STOCKADE FENCE, CHAINLINK FENCE, GAS VALVE, WATER VALVE, DRAIN MANHOLE, SEWER MANHOLE, CATCH BASIN, UTILITY POLE, LIGHT POLE, SIGN.



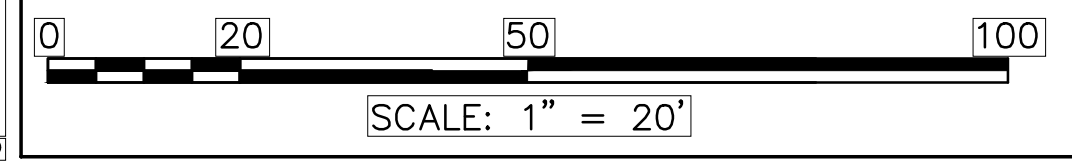
SURVEYOR'S CERTIFICATE: TO: LAURENCE D. KOPLAN AND BEVERLY D. KOPLAN, TRUSTEES OF L&B REALTY TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO. 1, 2, 3, 4, 7(a), 7(b)(1), 11, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2016.

Signature of Joseph R. Porter, Registered Land Surveyor #39051 in the Commonwealth of Massachusetts.



ALTA / ACSM LAND TITLE SURVEY
NEWTON, MASSACHUSETTS
OWNERS: LAURENCE D. KOPLAN AND BEVERLY D. KOPLAN TRUSTEES OF L&B REALTY TRUST
46-48, 60, & 66-68 AUSTIN STREET
NEWTON, MASSACHUSETTS
DATE: 1/18/2021
REVISIONS:
SCALE: 1"=20'
PROJECT: 220210
SHEET: 1 OF 1
VTP ASSOCIATES, INC.
LAND SURVEYORS - CIVIL ENGINEERS
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA. 02458
(617) 332-8271 FAX: (617) 969-2330



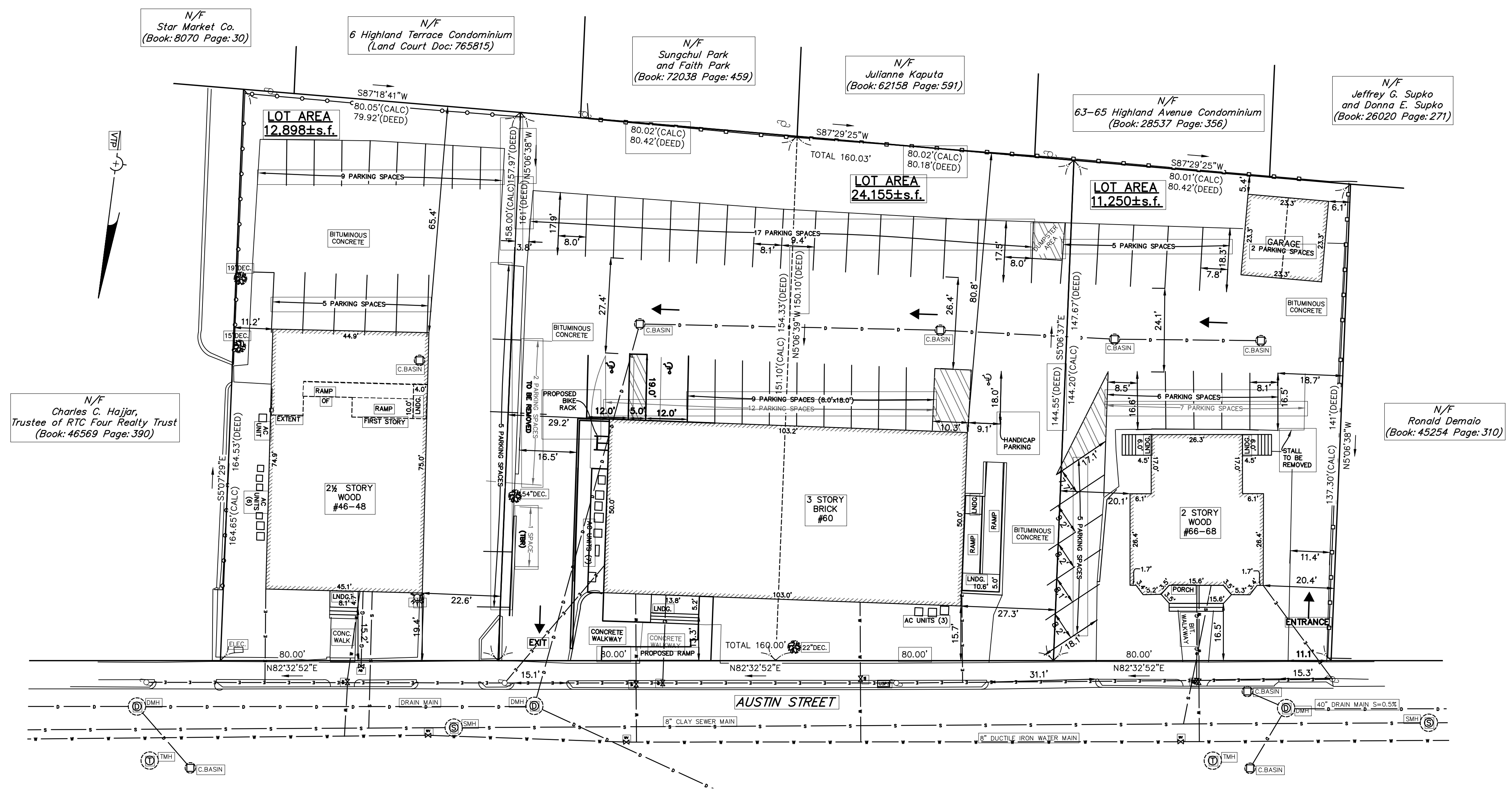
220210pp.dwg (2/2020)

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	
CONTOUR	
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	

PARKING COUNT

	EXISTING	PROPOSED
#60 AUSTIN STREET	32	26
#66-68 AUSTIN STREET	19	18
HANDICAP STALL	1	3
TOTAL	52	47



ZONING CHART (#60)

NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	0s.f.	24,155±s.f.
LOT FRONTAGE	N/A	160.0'
FRONT SETBACK	15.0'	13.3'
SIDE SETBACK	10.0'	27.3'
REAR SETBACK	20.0'	80.8'
LOT COVERAGE	25.0%	21.4%

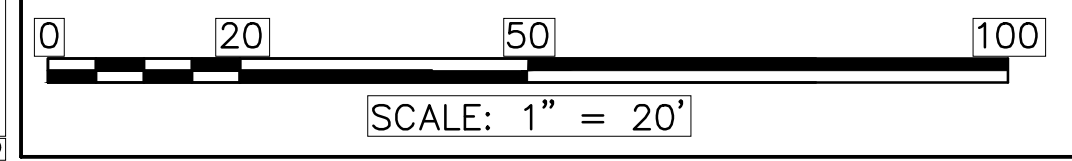
NON-COMFORMING

ZONING CHART (#66-68)

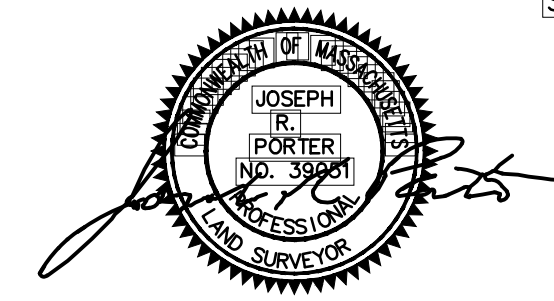
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING
LOT AREA	0s.f.	11,250±s.f.
LOT FRONTAGE	N/A	80.0'
FRONT SETBACK	15.0'	16.5'
SIDE SETBACK	10.0'	20.1'
REAR SETBACK	20.0'	N/A
LOT COVERAGE	25.0%	19.0%

NON-COMFORMING

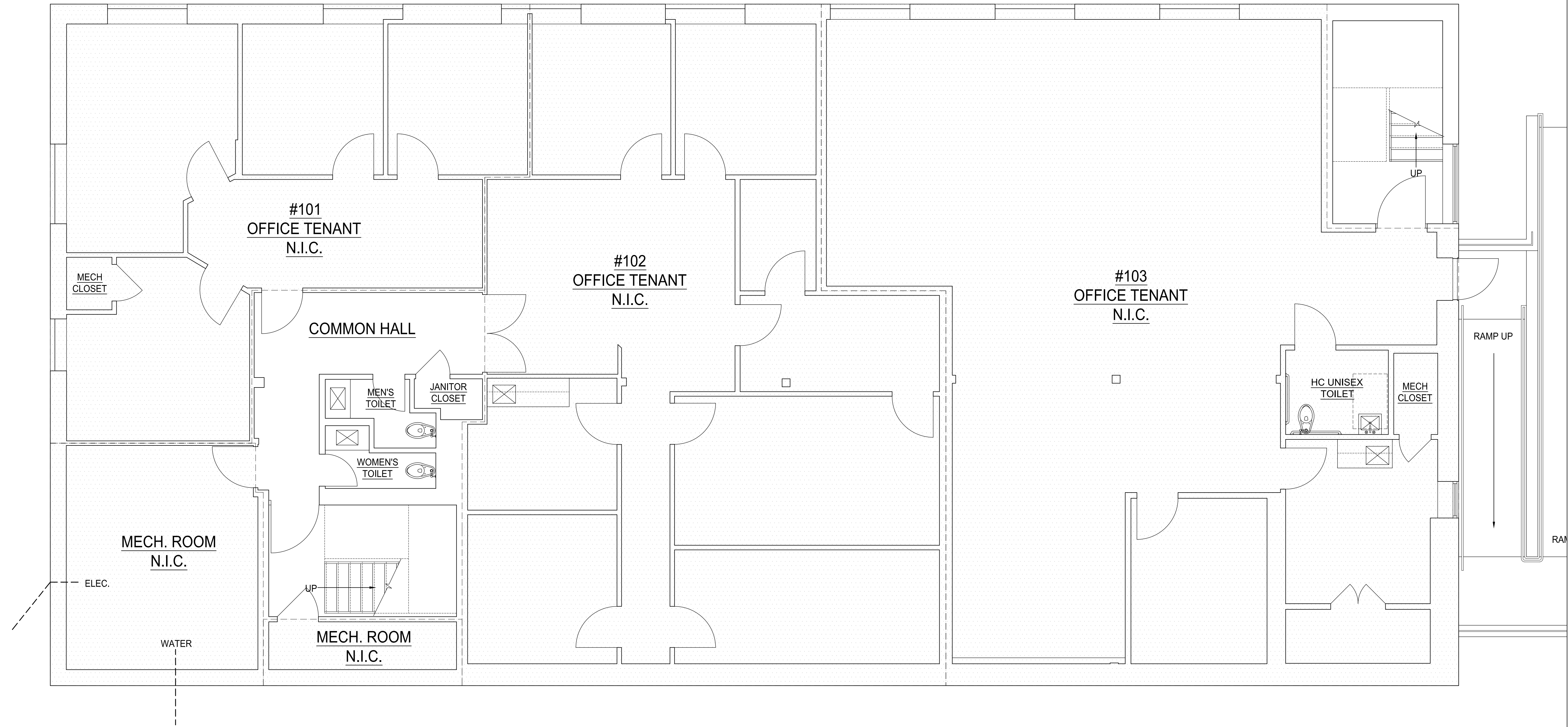


CERTIFIED PLOT PLAN
NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #46-48, 60, & 66-68 AUSTIN STREET
 SCALE: 1in.=20ft. DATE: MARCH 19, 2021



PROJECT: 220210
VTP
ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271



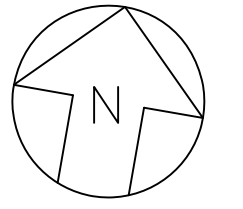
Russian School of Mathematics
60 Austin Street
Newton, MA 02460

Revision	Description



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Project No.	A60
File	A60A60_Proposed Floor Plans
X-Refs	
Date Issued	2021-03-03
Drawn By	DB
Checked By	DL



DRAWING TITLE
EXISTING BASEMENT FLOOR PLAN

EXISTING BASEMENT FLOOR PLAN (5,112.23 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER

EX1.0

Russian School of Mathematics

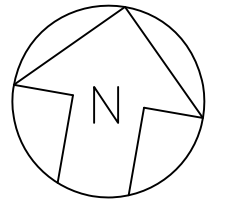
60 Austin Street
 Newton, MA 02460

Revision	Description



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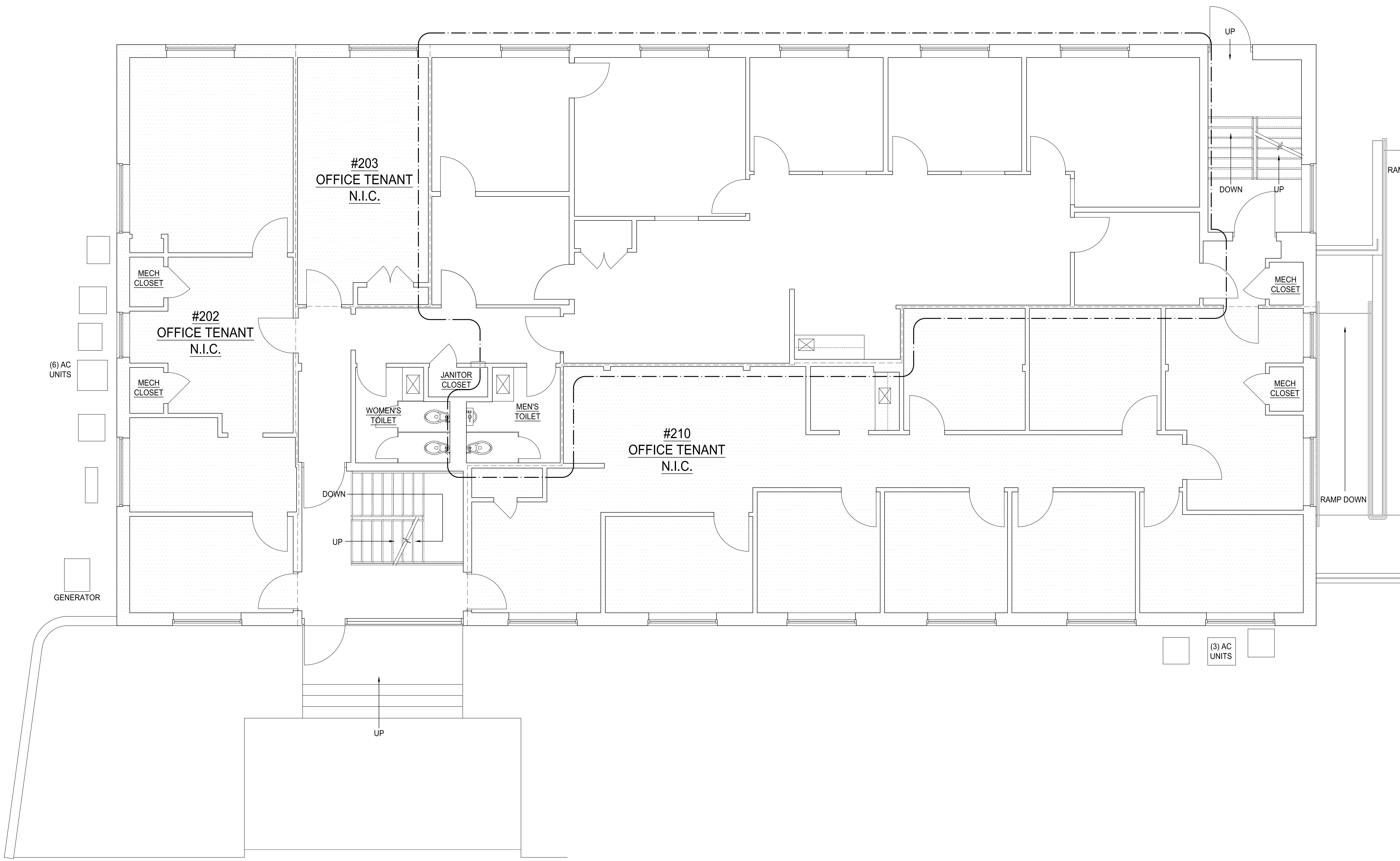
Project No.	A60
File	A60A60_Proposed Floor Plans
X-Refs	
Date Issued	2021-03-03
Drawn By	DB
Checked By	DL



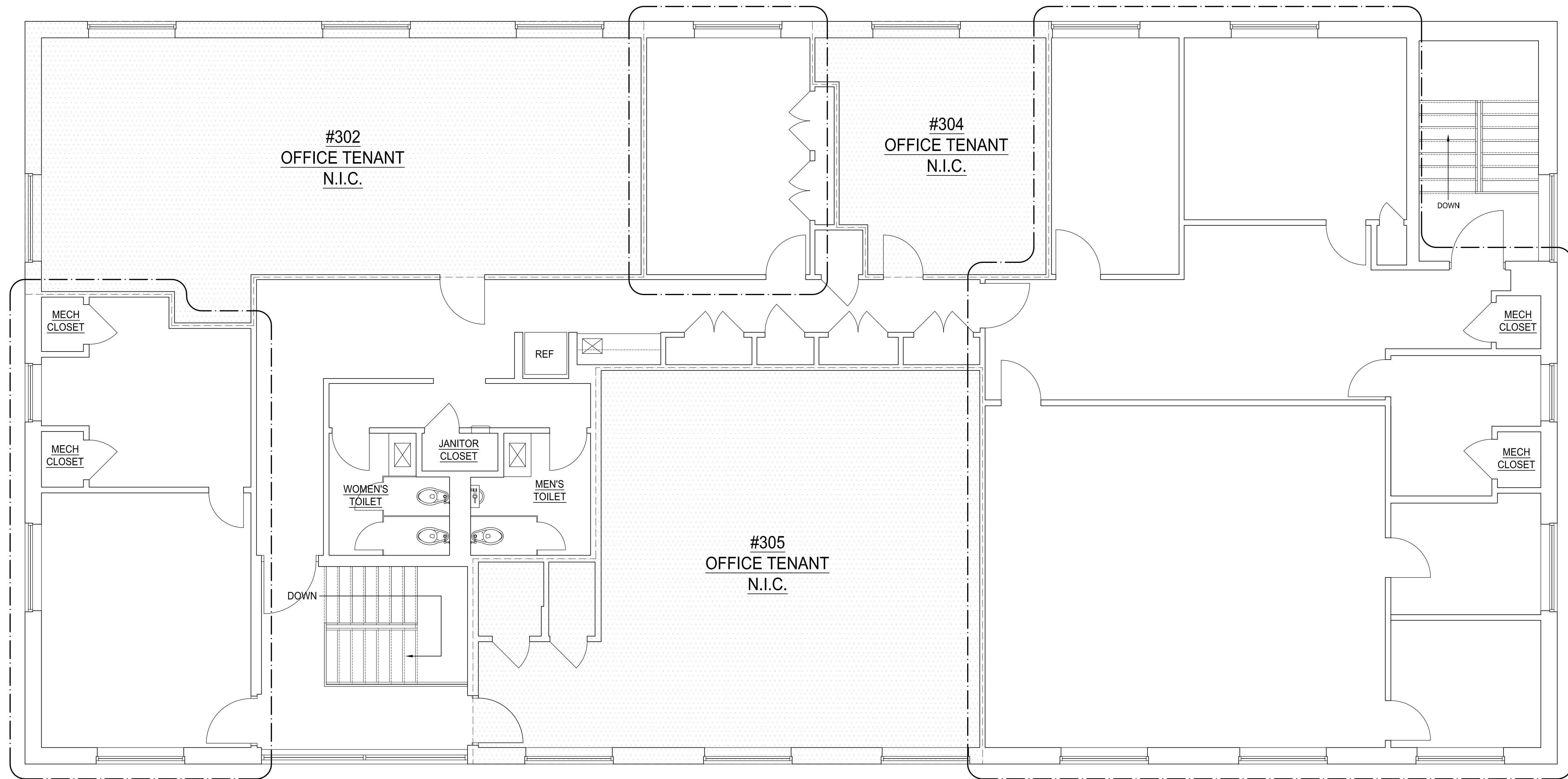
DRAWING TITLE
EXISTING GROUND FLOOR PLAN

SHEET NUMBER

EX1.1



EXISTING GROUND FLOOR PLAN (5,140.86 GSF)
 SCALE: 1/4" = 1'-0"



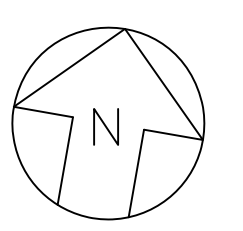
Russian School of Mathematics
60 Austin Street
Newton, MA 02460

Revision	Description



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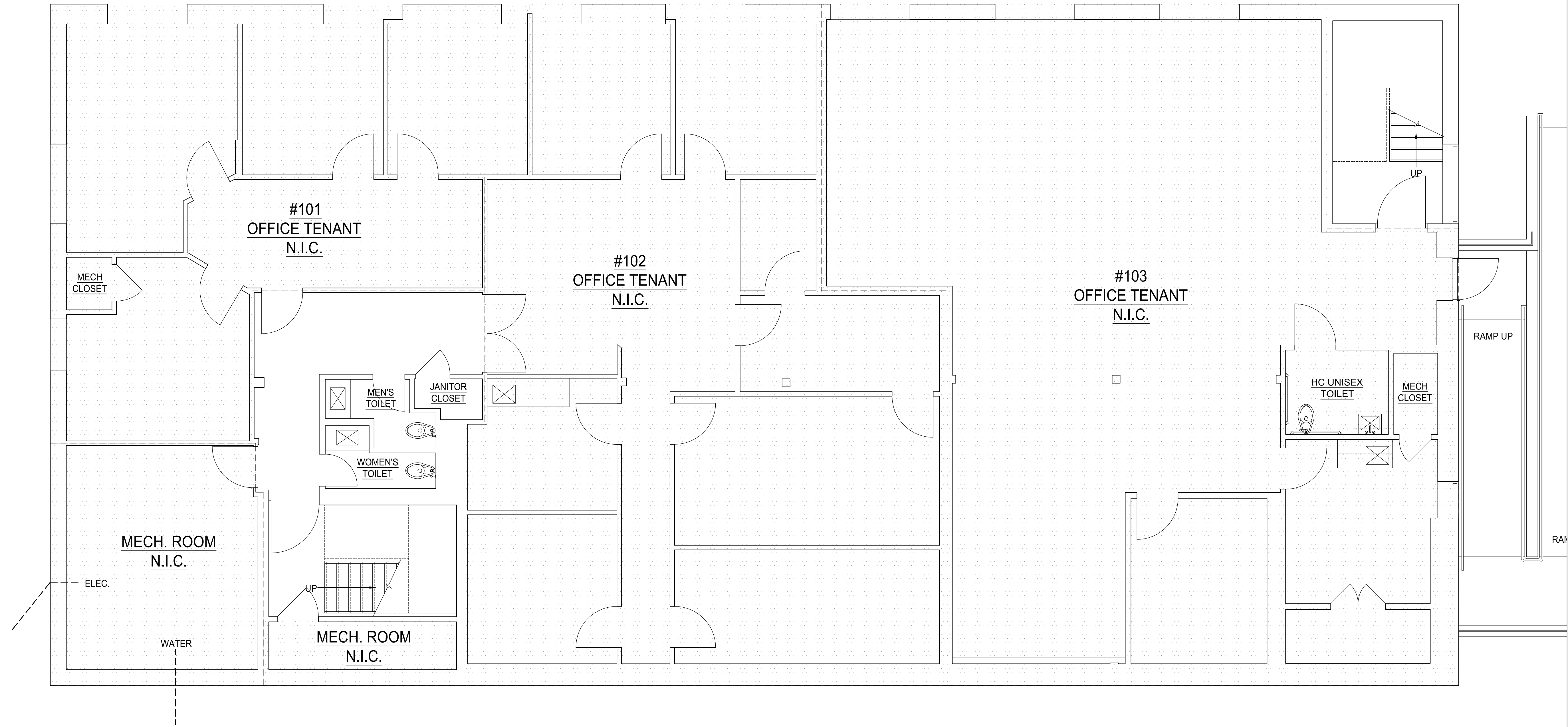


DRAWING TITLE
EXISTING SECOND FLOOR PLAN

EXISTING SECOND FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER

EX1.2



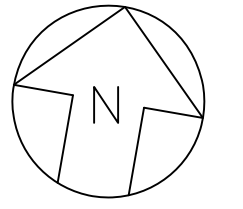
Russian School of Mathematics
60 Austin Street
Newton, MA 02460

Revision	Date	Description



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Project No.	A60
File	A60A60_Proposed Floor Plans
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Date Issued	2021-03-03
Drawn By	DB
Checked By	DL



DRAWING TITLE
PROPOSED BASEMENT FLOOR PLAN

PROPOSED BASEMENT FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER
A1.0

Russian School of Mathematics

60 Austin Street
Newton, MA 02460

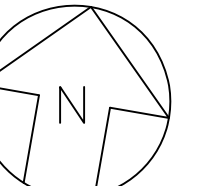
Revision Description

Revision	Date	Description



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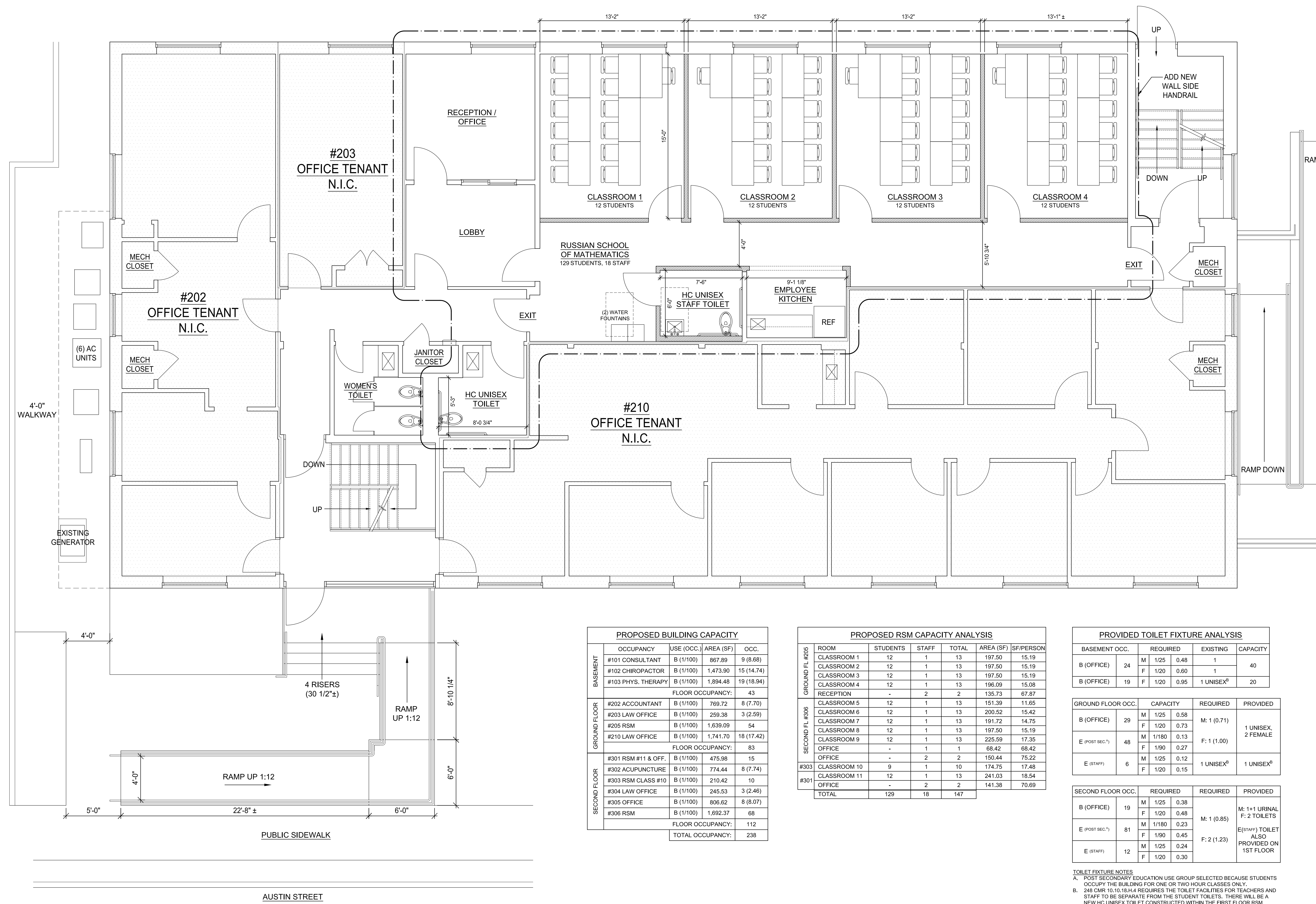
Project No.	A60
File	A60A60_Proposed Floor Plans
X-Refs	
Date Issued	2021-03-03
Drawn By	DB
Checked By	DL



PROPOSED GROUND FLOOR PLAN

SHEET NUMBER

A1.1



PROPOSED BUILDING CAPACITY				
	OCCUPANCY	USE (OCC.)	AREA (SF)	OCC.
BASEMENT	#101 CONSULTANT	B (1/100)	867.89	9 (8.68)
	#102 CHIROPACTOR	B (1/100)	1,473.90	15 (14.74)
	#103 PHYS. THERAPY	B (1/100)	1,894.48	19 (18.94)
FLOOR OCCUPANCY:				43
GROUND FLOOR	#202 ACCOUNTANT	B (1/100)	769.72	8 (7.70)
	#203 LAW OFFICE	B (1/100)	259.38	3 (2.59)
	#205 RSM	B (1/100)	1,639.09	54
#210 LAW OFFICE	B (1/100)	1,741.70	18 (17.42)	
FLOOR OCCUPANCY:				83
SECOND FLOOR	#301 RSM #11 & OFF.	B (1/100)	475.98	15
	#302 ACUPUNCTURE	B (1/100)	774.44	8 (7.74)
	#303 RSM CLASS #10	B (1/100)	210.42	10
	#304 LAW OFFICE	B (1/100)	245.53	3 (2.46)
	#305 OFFICE	B (1/100)	806.62	8 (8.07)
#306 RSM	B (1/100)	1,692.37	68	
FLOOR OCCUPANCY:				112
TOTAL OCCUPANCY:				238

PROPOSED RSM CAPACITY ANALYSIS						
	ROOM	STUDENTS	STAFF	TOTAL	AREA (SF)	SF/PERSON
GROUND FL #205	CLASSROOM 1	12	1	13	197.50	15.19
	CLASSROOM 2	12	1	13	197.50	15.19
	CLASSROOM 3	12	1	13	197.50	15.19
	CLASSROOM 4	12	1	13	196.09	15.08
GROUND FL #306	RECEPTION	-	2	2	135.73	67.87
	CLASSROOM 5	12	1	13	151.39	11.65
	CLASSROOM 6	12	1	13	200.52	15.42
	CLASSROOM 7	12	1	13	191.72	14.75
	CLASSROOM 8	12	1	13	197.50	15.19
	CLASSROOM 9	12	1	13	225.59	17.35
	OFFICE	-	1	1	68.42	68.42
	OFFICE	-	2	2	150.44	75.22
	OFFICE	-	2	2	141.38	70.69
TOTAL		129	18	147		

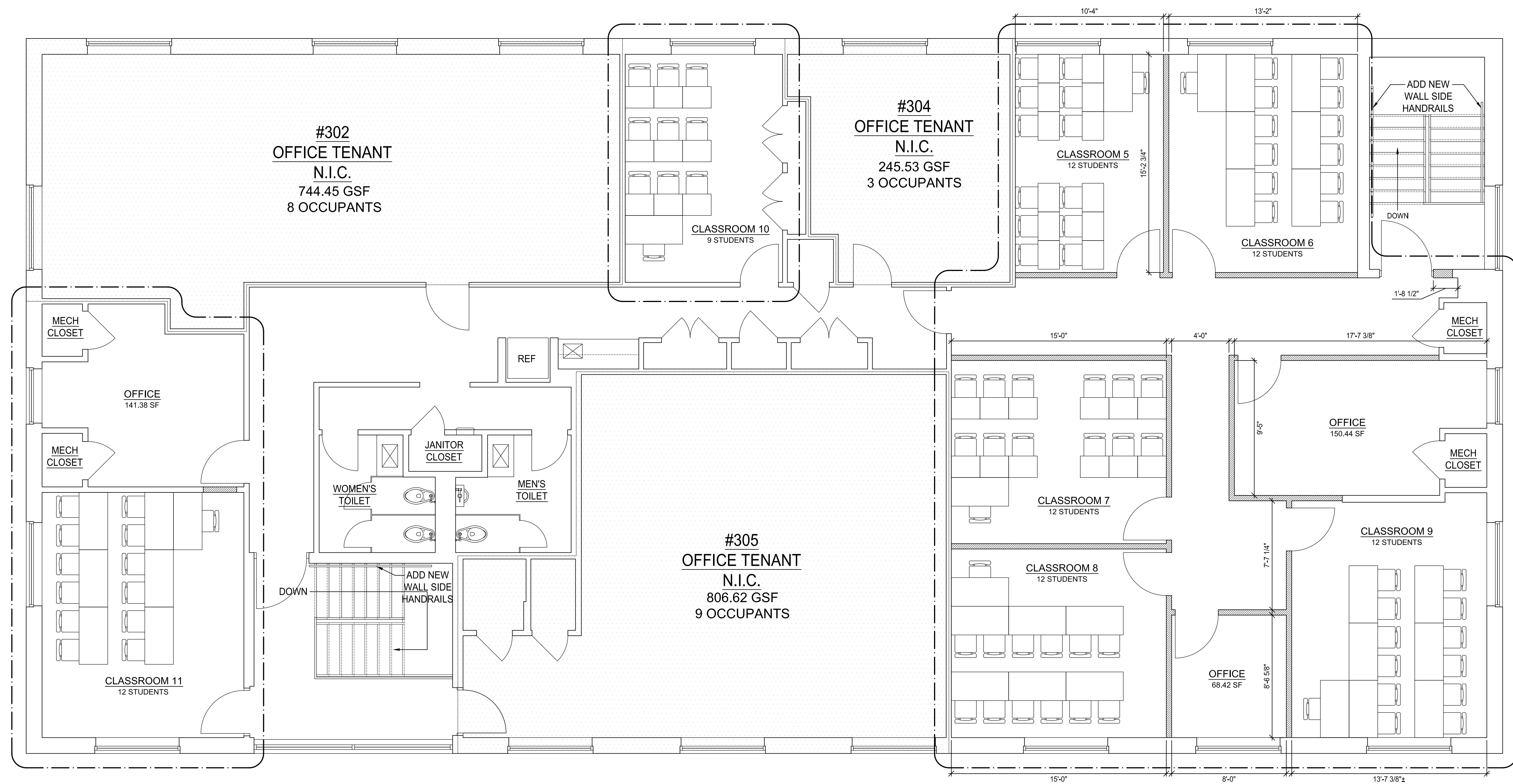
PROVIDED TOILET FIXTURE ANALYSIS				
BASEMENT OCC.	REQUIRED	EXISTING	CAPACITY	
B (OFFICE) 24	M 1/25 0.48	1	40	
	F 1/20 0.60	1		
B (OFFICE) 19	F 1/20 0.95	1 UNISEX ^B	20	

GROUND FLOOR OCC.	CAPACITY	REQUIRED	PROVIDED
B (OFFICE) 29	M 1/25 0.58	M: 1 (0.71)	1 UNISEX, 2 FEMALE
	F 1/20 0.73		
E (POST SEC.) 48	M 1/180 0.13	F: 1 (1.00)	
	F 1/90 0.27		
E (STAFF) 6	M 1/25 0.12	1 UNISEX ^B	1 UNISEX ^B
	F 1/20 0.15		

SECOND FLOOR OCC.	REQUIRED	REQUIRED	PROVIDED
B (OFFICE) 19	M 1/25 0.38	M: 1 (0.85)	M: 1+1 URINAL F: 2 TOILETS
	F 1/20 0.48		
E (POST SEC.) 81	M 1/180 0.23	F: 2 (1.23)	E (STAFF) TOILET ALSO PROVIDED ON 1ST FLOOR
	F 1/90 0.45		
E (STAFF) 12	M 1/25 0.24		
	F 1/20 0.30		

TOILET FIXTURE NOTES
A. POST SECONDARY EDUCATION USE GROUP SELECTED BECAUSE STUDENTS OCCUPY THE BUILDING FOR ONE OR TWO HOUR CLASSES ONLY.
B. 248 CMR 10.18.18.4 REQUIRES THE TOILET FACILITIES FOR TEACHERS AND STAFF TO BE SEPARATE FROM THE STUDENT TOILETS. THERE WILL BE A NEW HC UNISEX TOILET CONSTRUCTED WITHIN THE FIRST FLOOR RSM SPACE WHICH WILL BE USED BY THE STAFF.
C. IN GROUP E USE, URINALS ARE REQUIRED FOR EVERY 180 MALE STUDENTS IN ADDITION TO THE REQUIRED TOILETS (248 CMR 10.10.18.p.2)

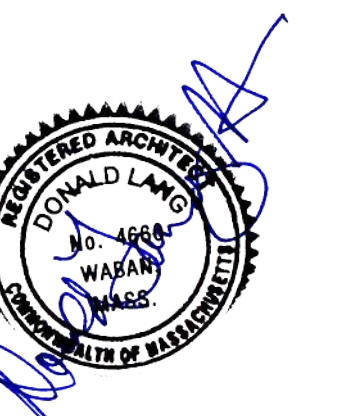
1 PROPOSED GROUND FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"



Russian School of Mathematics

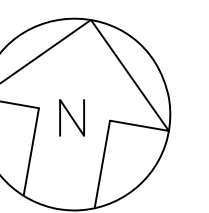
60 Austin Street
Newton, MA 02460

Revision	Description



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Project No.	A60
File	A60A60_Proposed Floor Plans
X-Refs	
Date Issued	2021-03-03
Drawn By	DB
Checked By	DL



DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN (5,140.86 GSF)
SCALE: 1/4" = 1'-0"

SHEET NUMBER

A1.2

Parking Calculation 60 and 66-68 Austin Street

Existing

Office Use (60 Austin Street)

1 parking stall per 250 square feet up to 20,000 square feet

8,703 square feet **35 parking stalls required**

Medical Use (60 Austin Street; not on or abutting hospital property)

1 per 200 square feet

4,141 square feet **21 parking stalls required**

Residential Use (66-68 Austin Street)

2 per residential unit

2 residential units **4 parking stalls required**

Total Existing Parking Requirement: $35 + 21 + 4 = 60$ stalls required

Proposed

School Use (60 Austin Street)

1 parking stall per employee

11 employees **11 parking stalls required**

Office Use (60 Austin Street)

1 parking stall per 250 square feet up to 20,000 square feet

4,687 square feet **19 parking stalls required**

Medical Use (60 Austin Street; not on or abutting hospital property)

1 per 200 square feet

4,141 square feet **21 parking stalls required**

Residential Use (66-68 Austin Street)

2 per residential unit

2 residential units **4 parking stalls required**

Total Proposed Requirement: $11 + 19 + 21 + 4 = 55$ parking stalls required

Onsite Parking

Current - 52

Proposed - 47

Section 5.1.3(B) Formula for Change in Use

A (required for new use) – B (required for old use) + C (existing parking stalls) = D (required number of parking stalls provided that this number shall not exceed A)

$$A - B + C = D$$

$$55 - 60 + 47 = 52$$

CITY OF NEWTON

IN BOARD OF ALDERMEN

Sept. 16, 1968

ORDERED:

That the Board finding that the public convenience and welfare will be substantially served by its action and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the zoning ordinance, the following permissive use is hereby granted:

Petition Number: 544-68

Petitioner: New England Telephone Company

Location: 60 Austin Street, Ward 2, Section 24, Block 9, Lot 9, containing approx. 24,160 sq. ft.

To be used for: Identification Sign

Construction: Steel, plexiglass, stainless steel

Land referred to is in Business AA District

Approved subject to the following conditions:

1. That the proposed sign shall be located in accordance with details of a "Plan of Land to Accompany Petition of New England Telephone Co.," dated April 23, 1968, submitted by the petitioner and filed herewith.
2. That sign construction details shall be in accordance with a plan entitled "New England Tel. and Tel., 60 Austin Street" by Donnelly Electric and Mfg. Co. submitted by the petitioner and filed herewith.
3. No building permit shall be issued in pursuance of this permissive use until:
 - a. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County, a statutory notice of the granting of this permissive use with appropriate reference to the book and page of the recording of the petitioner's title deed or notice of lease endorsed thereon.
 - b. A certified copy of such recorded notice shall have been filed with the City Clerk.

Under Suspension of Rules
Readings Waived & Approved
20 Yeas 4 Absent
Absent: Ald. Bruce, Hicks,
Hopkins and Matthews

EXECUTIVE DEPARTMENT

Approved Sept. 18, 1968

(Sgd) JOSEPH H. KARLIN City Clerk (Sgd) MONTE G. BASBAS Mayor

13

PK 11583 PGO 10

P 5'

THE COMMONWEALTH OF MASSACHUSETTS
Newton
CITY OR TOWN

ALDERMEN
~~XXXXXXXXXX~~
BOARD OF APPEALS

September 18, 1968 19

NOTICE OF VARIANCE

Conditional or Limited Variance or Special Permit
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To New England Telephone Company
Owner or Petitioner

Address 60 Austin Street

City or Town Newton

Ward 2, Section 24, Block 9, Lot 9, containing approx. 24,160 sq. ft.
Identify Land Affected

by the ~~Town~~ City of Newton Board of ~~Appeals~~ ALDERMEN affecting the
rights of the owner with respect to the use of premises on

60 Austin Street Newton
Street City or Town

the record title standing in the name of
G. Arnold Haynes & Robert C. Schrest partners in the firm name Secrest-Haynes Realty
Mass.

whose address is 44 Washington Street Wellesley Mass.
Street City or Town State

by a deed duly recorded in the Middlesex County Registry of Deeds in Book
11271 Page 364 Registry District of the Land Court

11103 337 Certificate No. Book Page

The decision of said Board is on file with the papers in Decision or Case No. 544

in the office of the ~~Town~~ City Clerk Newton

Signed this 16 day of September 1968

Board of ~~Appeals~~ ALDERMEN
Wendell R. Bauckman Chairman
Board of ~~Appeals~~ ALDERMEN

Joseph H. Karle Clerk
Board of ~~Appeals~~ ALDERMEN

..... 19..... at o'clock and minutes M.

Received and entered with the Register of Deeds in the County of.....

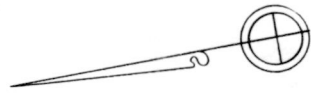
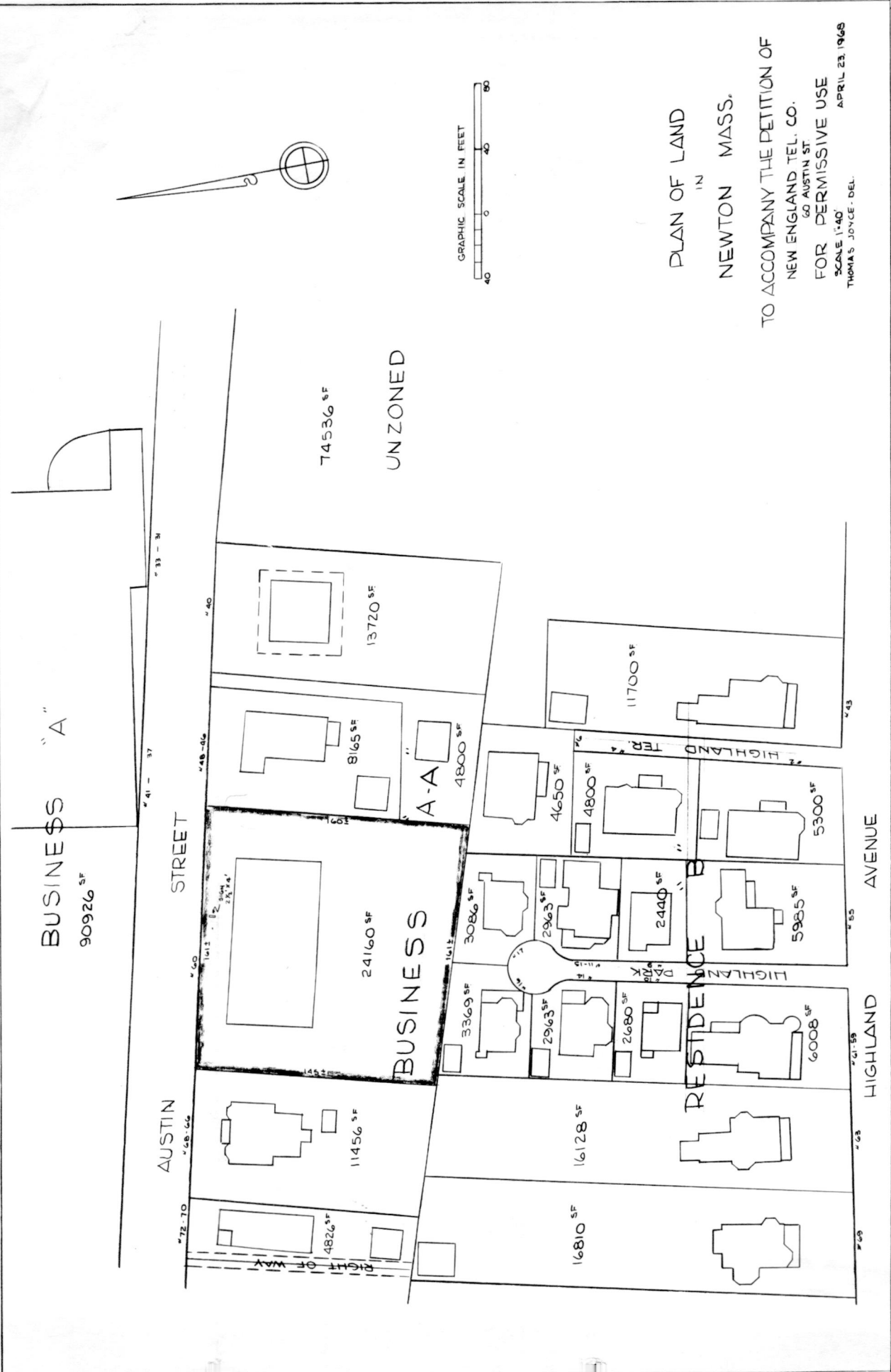
Book..... 68 Page..... 544

ATTEST
.....
Register of Deeds

(13)

091-7-68 1:07

(13)



PLAN OF LAND
IN
NEWTON MASS.

TO ACCOMPANY THE PETITION OF
NEW ENGLAND TEL. CO.
60 AUSTIN ST.
FOR PERMISSIVE USE
SCALE 1"=40'
THOMAS JOYCE - DEL. APRIL 23, 1968