

4.13.22

For: Petition for Special Permit for second floor of 49 Winchester St.

Location: 49-51 Winchester St. Newton MA 02461., Ward 5, Newton Upper Falls, on land known as SBL 51, 28, 30, containing approximately 79,500 sq. ft. of land in a district zoned MU1. Ref: 7.3, 7.4, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ordinance 2015.

From Clare Sullivan T.C.R.G

Director of Sullivan School of Irish Dance LLC

To The Honorable Board of Alderman, City of Newton

Explanatory Remarks: Sullivan School of Irish Dance LLC, rents 1,256 SF of space on the second floor of 49 Winchester St. (18,634 SF) and proposes to use it for a dancing school. 46 Winchester St. is a two-story building and is in a MU1 and 2, Zoning District. Sullivan School of Irish dance LLC is a Massachusetts for-profit limited liability company and is required to obtain a special permit under section 4.4 of the Newton Zoning Ordinance.

As a tenant I do not wish to make any improvements or changes to the property.

Sections

- A- sample class schedule
- B- lot plan of the parking and a respectful plan for pick-up and drop off that does not interfere with the operation of the daycare or other businesses in the location.

Attached:

- C- certification as T.C.R.G from Commission of Irish Dance in Ireland, vetting information, and special training in child safety.
- D- Professional resume and that of the dancing school

49-51 WINCHESTER ST

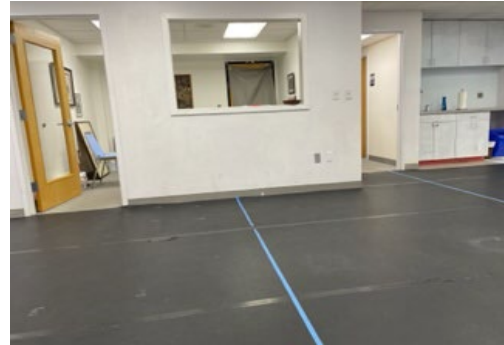
Land Use	3400
Land Use Description	OFFICE BLD
Lot Size	79,500 sq ft
Frontage	210 ft
Zoning	MU1
Map ID	118SW
ID	51028 0030

Property Image 11



Exhibits: Pictures of space

- Entrance space to hang coats and change shoes size



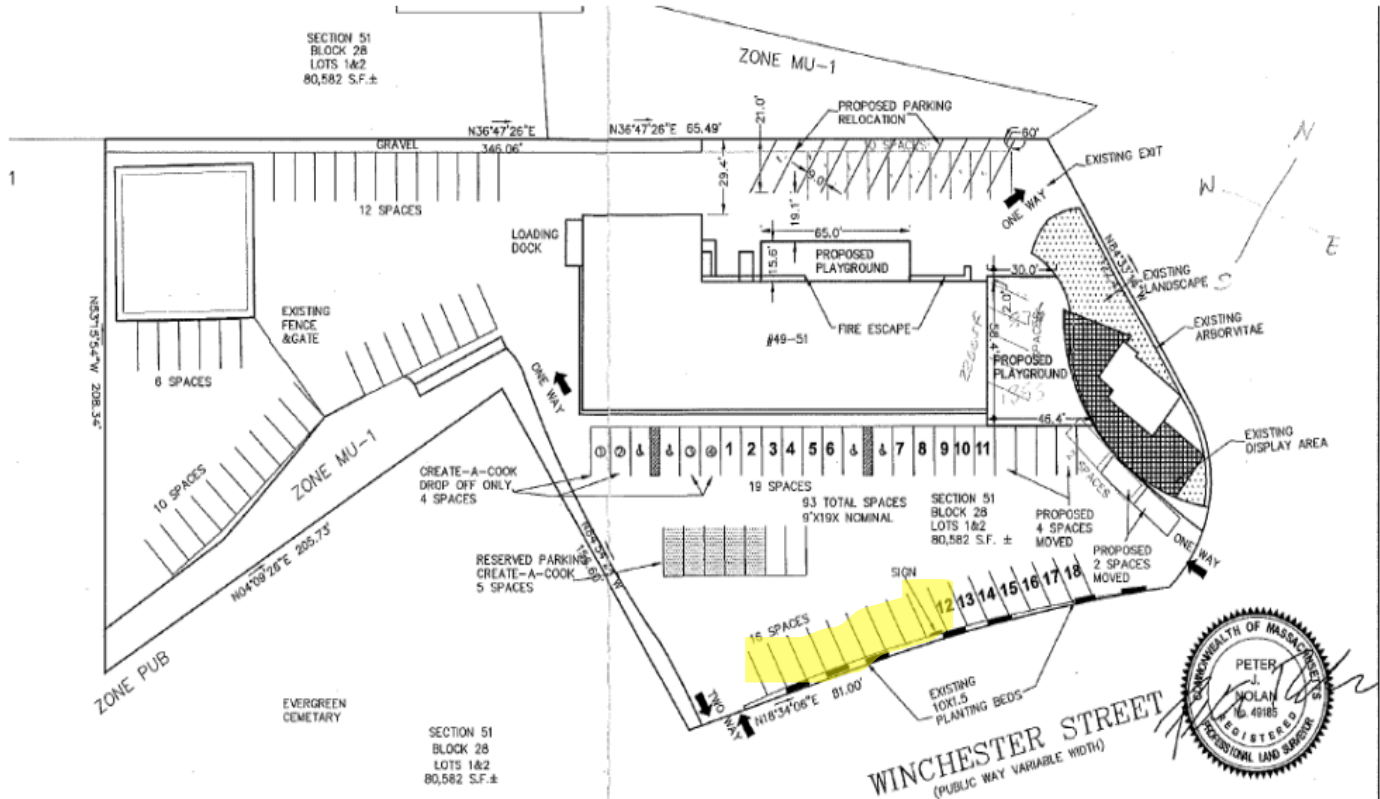
- A large open room size: xx with a sink and 2 cabinets, with access to a second-floor bathroom from the large open room.
- A small additional room front of building, size X



A- **Sample class schedule:** class size are 8-10 children, ages 6-18 yrs. old.

Times	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10am							Beginners
11am							
12noon	champs						
1pm							
2pm							Prep class
3pm							
4pm							
5pm		Beginners	Advanced Beginners	off	Beginners	Advance Beginners	
6pm							
7pm		Intermediates	Champs		Champs	Champs	
8pm							
9pm							

B-Parking: Pictures included of 49 Winchester St. Lot. As a tenant I have general use of the parking spaces of the property, subject to rules of the LANDLORD, Pg1 lease I HAVE ONLY ONE EMPLOYEE-MYSELF



Parents park in stalls facing Winchester St. away from daycare until after 6pm (yellow). Parking is allowed in spaces 12-18 after 6pm. Due to the small size of the waiting area, parents, drop off and pick up. They are use to this as a result of the pandemic. Our dancers, parents and siblings still wear masks and this will remain a precaution with respect to the overlapping 5-6pm with day care pick up during the weekdays until such time that the daycare is unmasked and children under 5 are immunized.

Nearby street traffic: Winchester St, near the Needham St intersection and the Rte 9 underpass. Due to the small size of classes, and the small number of daily classes, this should not adversely affect the neighborhood. It is 3-4 cars per hour, over a two hour period each day. Many of my families car pool.

Nuisances: Surrounding the immediate location.

-To the back of the building is a small parking lot, and the green line T.

-To the side a warehouse with a brick fireplace display, that does not seem to have any pedestrian traffic noted.

-To the front is the parking lot and Winchester St.

-Beneath, on the first floor is the day care center. They are fully soundproofed. During the overlap on weekdays from 5-6pm, there is no concern that children are sleeping. They are generally being picked up 4-5p, when I arrive, and generally very few are left from 5-6pm. Their staff leave at 6pm sharp.

<https://newtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.317971%2C-71.209293&panel=search&previewId=51028%200030&zoom=18>