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Barney S. Heath  
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## ZONING REVIEW MEMORANDUM

Date: May 12, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Winchester Street Realty Trust  
Clare Sullivan, Sullivan School of Irish Dance  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Associate City Solicitor

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

Applicant: Clare Sullivan	
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 Irish dance school on site, requiring a special permit.

**ADMINISTRATIVE DETERMINATIONS:**

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1. The petitioner proposes to introduce a for-profit educational use, Sullivan School of Irish Dance, to a vacant 900 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 900 square foot tenant space was previously used as an office. The previous office use required 4 parking stalls per section 5.1.4.A. The proposed for-profit educational use will have only one employee at any time, resulting in a requirement of one parking stall. No waiver is required, as the credit from the previous use satisfies the proposed parking requirement.

<b>Zoning Relief Required</b>		
<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