

City of Newton Planning and Development

Petition: #456-22

Special Permit/Site Plan Approval to allow a
for-profit education use

October 25, 2022



49-51 Winchester Street

Zoning Relief

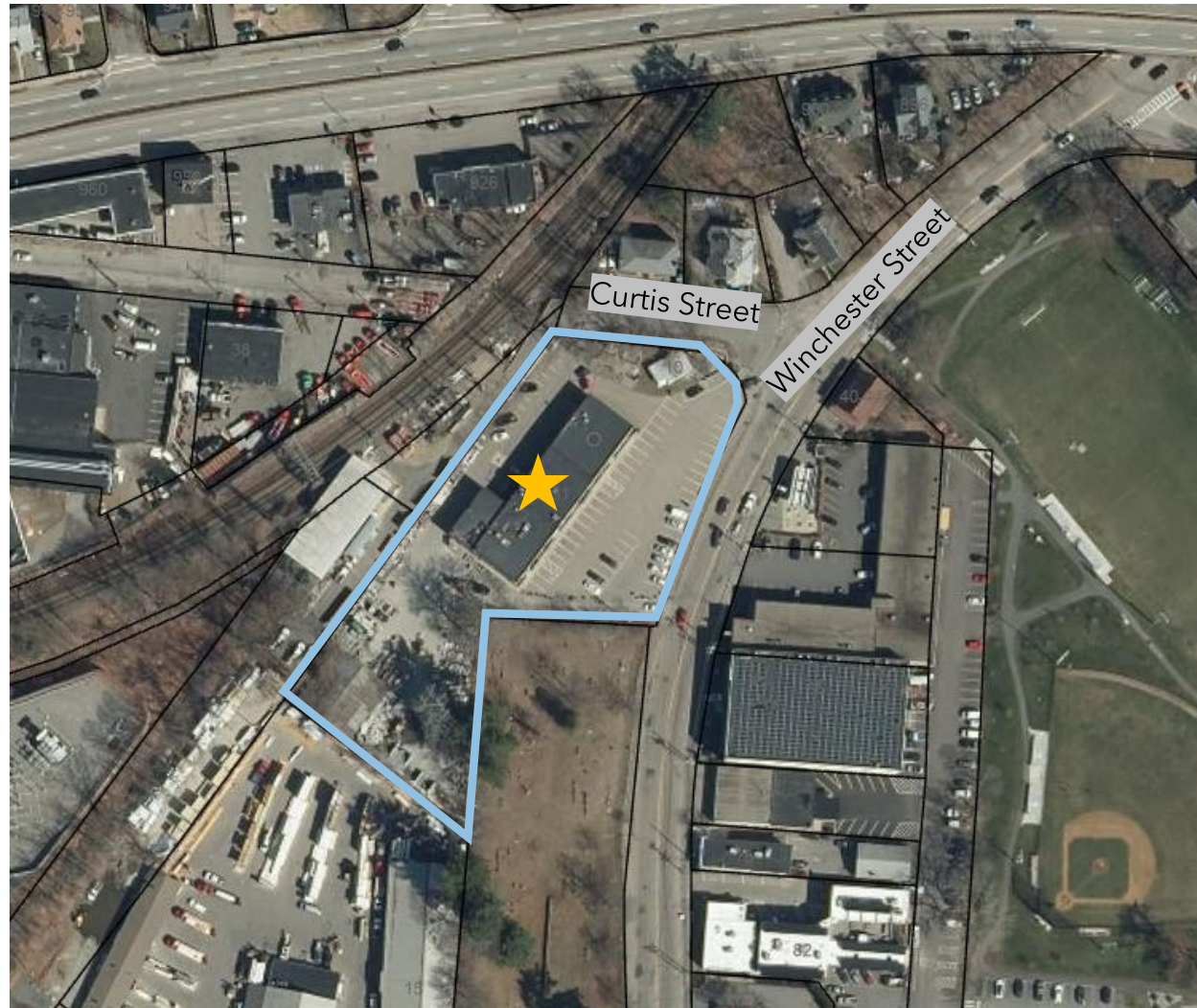
Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3

Criteria to Consider

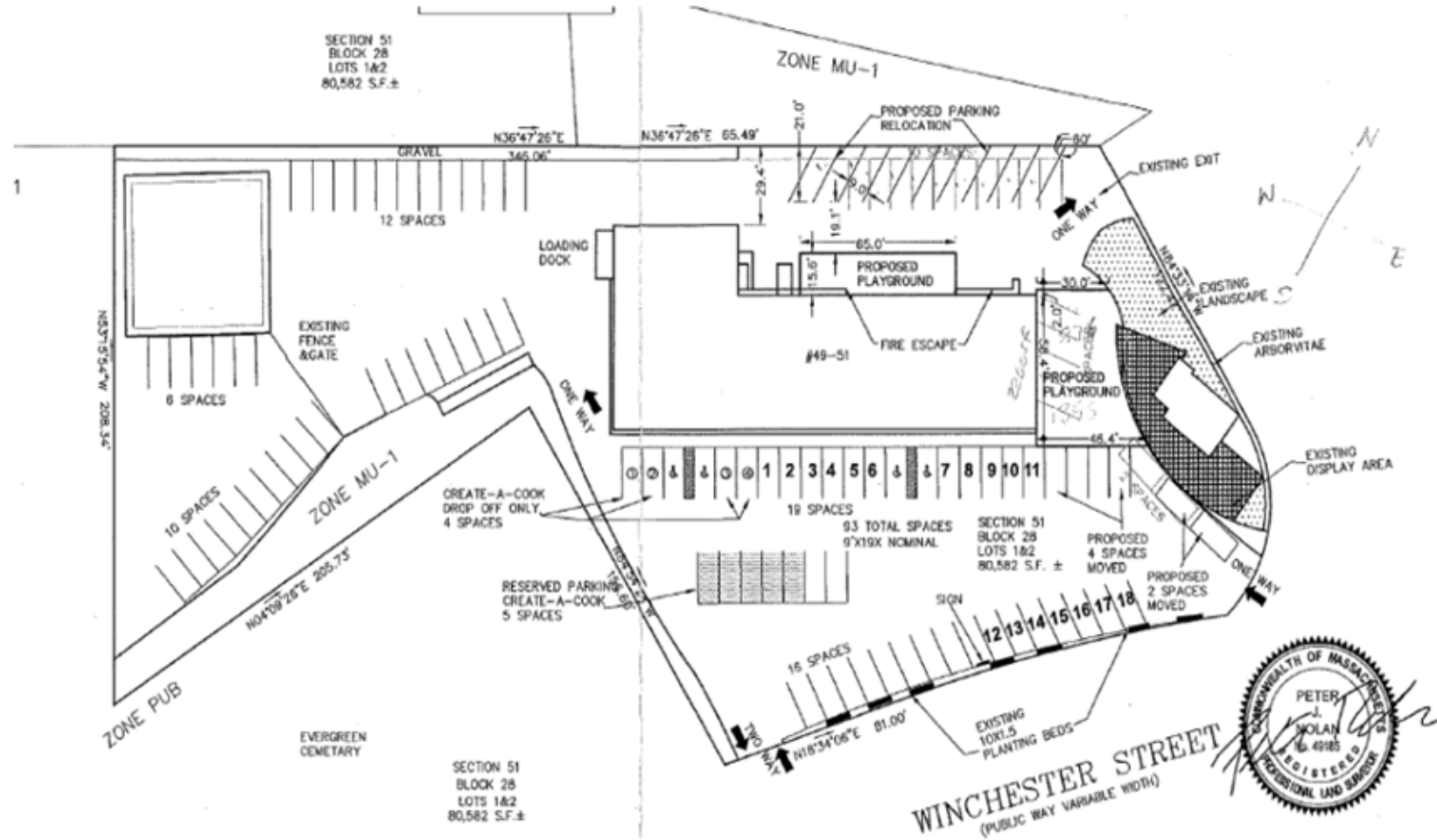
When reviewing this request, the Council should consider:

- The site located in a Mixed Use 1 (MU-1) zoning district is an appropriate location for the proposed for-profit school.
- The proposed for-profit school will adversely affect the neighborhood.
- The proposed for-profit school will create a nuisance or serious hazard to vehicles or pedestrians.
- Access to the site over streets is appropriate for the types and numbers of vehicles involved.

Aerial Map



Site Plan



Operation

- The proposed educational use teaches Irish dance
- Students will be between the ages of 6-18, with average class size of 8-10
- Classes held on weekday evenings, and morning and afternoons on the weekend
- Will utilize the existing floor plan

Parking and Circulation

- No relief required for parking
- Parking for student pick up and drop off is available in parking in stalls facing Winchester Street until after 6:00 P.M.
- With only one class running at a time, the increase in traffic should be minimal

Proposed Findings

1. The specific site in a Mixed Use 1 zone is an appropriate location for the proposed for-profit educational use because the site is located in Newton Highlands, containing a mix of uses (§7.3.3.C.1)
2. The proposed for-profit educational use, as developed and operated, will not adversely affect the neighborhood because there is sufficient parking to meet the projected demand for the proposed uses (§7.3.3.C.2)
3. The proposed for-profit educational use will not create a nuisance or serious hazard to vehicles or pedestrians because the class sizes are small (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Proposed Conditions

1. Plan Referencing
2. Standard Building Permit Condition
3. Standard Occupancy Condition