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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: June 17, 2015

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Myrtha Chang, applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RECEIVED
NEWTON CITY CLERK
2015 JUL 15 PM 2:30
David A. O'Brien, Clerk
Newton, MA 02459

RE: Request for a free-standing sign

Applicant: Myrtha Chang	
Site: 1349 Centre Street	SBL: 62010 0001
Zoning: BU2	Lot Area: 10,579 square feet
Current use: Math tutoring and video editing	Proposed use: Same

BACKGROUND:

The property at 1349 Centre Street consists of a 10,579 square foot lot located within the Business 2 zoning district. The existing structure was originally built as a single family dwelling, and was converted into a two-family in 1920. During the 1950's it was used as a funeral parlor and music school, and was converted over to business uses sometime thereafter. The site currently houses Mathnasium and Play It Again Video, both service uses.

The property was granted a special permit, Board Order #238-93, in 1993 which allowed for a free-standing sign for the property. While the board order was never recorded, a free-standing sign was built at some point by a previous owner, though no building permit exists. The applicant now seeks a special permit to install a new free-standing sign in the same location on a stone base.

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

- Zoning Review Application, prepared by Myrtha Chang, dated 4/29/2015
- Sign specs, undated
- Existing conditions plan, signed and stamped by Dennis O'Brien, surveyor, dated 4/20/2015
- Proposed conditions plan, signed and stamped by Dennis O'Brien, surveyor, dated 4/20/2015
- Sign permit application, dated 1/2/2015

ADMINISTRATIVE DETERMINATIONS:

1. The existing unpermitted sign is 18 square feet, 4.5 feet wide, 4 feet tall , with a top edge 7 feet off the ground. The proposed 22 square foot free-standing sign is 4 feet high, 5.5 feet wide and 6.5 feet in total height. The proposed sign meets the dimensional requirements of Section 30-20(l). Section 30-20(f)(1) and (l) require a special permit from the Board of Aldermen for a free-standing sign.

2. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Use</i>	<i>Action Required</i>
§30-20(f)(1), §30-20(l)	To allow a 22 square foot free-standing sign	S.P. per §30-24