

1210 Washington St

1997 #15-97
JUL 29 PM 4:30
CITY CLERK
NEWTON, MA. 02159

CITY OF NEWTON
IN BOARD OF ALDERMEN

July 14, 1997

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 SPECIAL PERMIT/SITE PLAN APPROVAL is hereby granted, in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee therefor, through its Chairman, Alderman Susan M. Basham:

1. The Board finds that the proposed free-standing sign will help people find the site, identify the business, and avoid a potential traffic hazard.
2. The Board finds that the proposed free-standing sign is not detrimental to the neighborhood.
3. The Board finds that the proposed free-standing sign is well designed.

PETITION NUMBER: 115-97

PETITIONER: SRP Sign/Charter Systems/Martin Mill Realty Ltd. Partnership

LOCATION: 1210 Washington Street, Ward 3, West Newton, Section 31, Block 4, Lot 13, containing approximately 79,093 sq. ft. of land.

OWNER: Martin Mill Realty Ltd. Partnership

ADDRESS OF OWNER: 2101 Rosecrans Avenue
Suite 525
El Segundo, California 90245

TO BE USED FOR: Free-standing sign

CONSTRUCTION: Wood

EXPLANATORY NOTE: Section 30-20(l) allows the Board of Aldermen to grant a special permit for exceptions to the sign ordinance including a free-standing sign.

Land referred to is in a Business 1 District.

Approved, subject to the following conditions:

1. That all buildings, parking areas, driveways, walkways, landscaping and other site features shall be located and constructed consistent with a plan entitled "Proposed Plot Plan #1210 Washington Street in Newton, Mass." dated 3/20/97 by H & R Survey and with a conceptual sign design by SRP Sign and Awning (attachment #2), submitted by the petitioner and filed herewith.
2. That the petitioner submit a landscaping plan for plantings at the base of the free-standing sign.
3. That no building permit shall be issued in pursuance of the SPECIAL PERMIT/SITE PLAN APPROVAL until:
 - a. The petitioner has submitted a landscape plan in accordance with Condition #2 of this special permit to the Director of Planning and Development for review and approval.
 - b. The petitioner has submitted the final design of the sign to the Director of Planning and Development for review and approval in consistency with the approved plan.
 - c. The petitioner shall have recorded with the Registry of Deeds for the Southern District of Middlesex County a Certified copy of this Board Order granting this SPECIAL PERMIT/SITE PLAN APPROVAL with appropriate reference to the book and page of the recording of the Petitioner's title deed or notice of lease endorsed thereon.
 - d. A certified copy of such recorded notice shall have been filed with the City Clerk, the Inspectional Services Department and the Department of Planning and Development.

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 1 absent (Ald. Antonellis)
1 excused (Ald. Tattenbaum)

The undersigned hereby certifies that the foregoing copy of the decision of the Board of Aldermen granting a SPECIAL PERMIT and SITE PLAN APPROVAL and is a true accurate copy of said decision, the original of which having been filed with the CITY CLERK on July 29, 1997. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

1997 JUL 29 PM 4:30
CITY CLERK
NEWTON, MA 02159

Linda Finikane, acting
(SGD) ~~EDWARD G. ENGLISH~~, City Clerk
LINDA FINIKANE Clerk of the Board of Aldermen

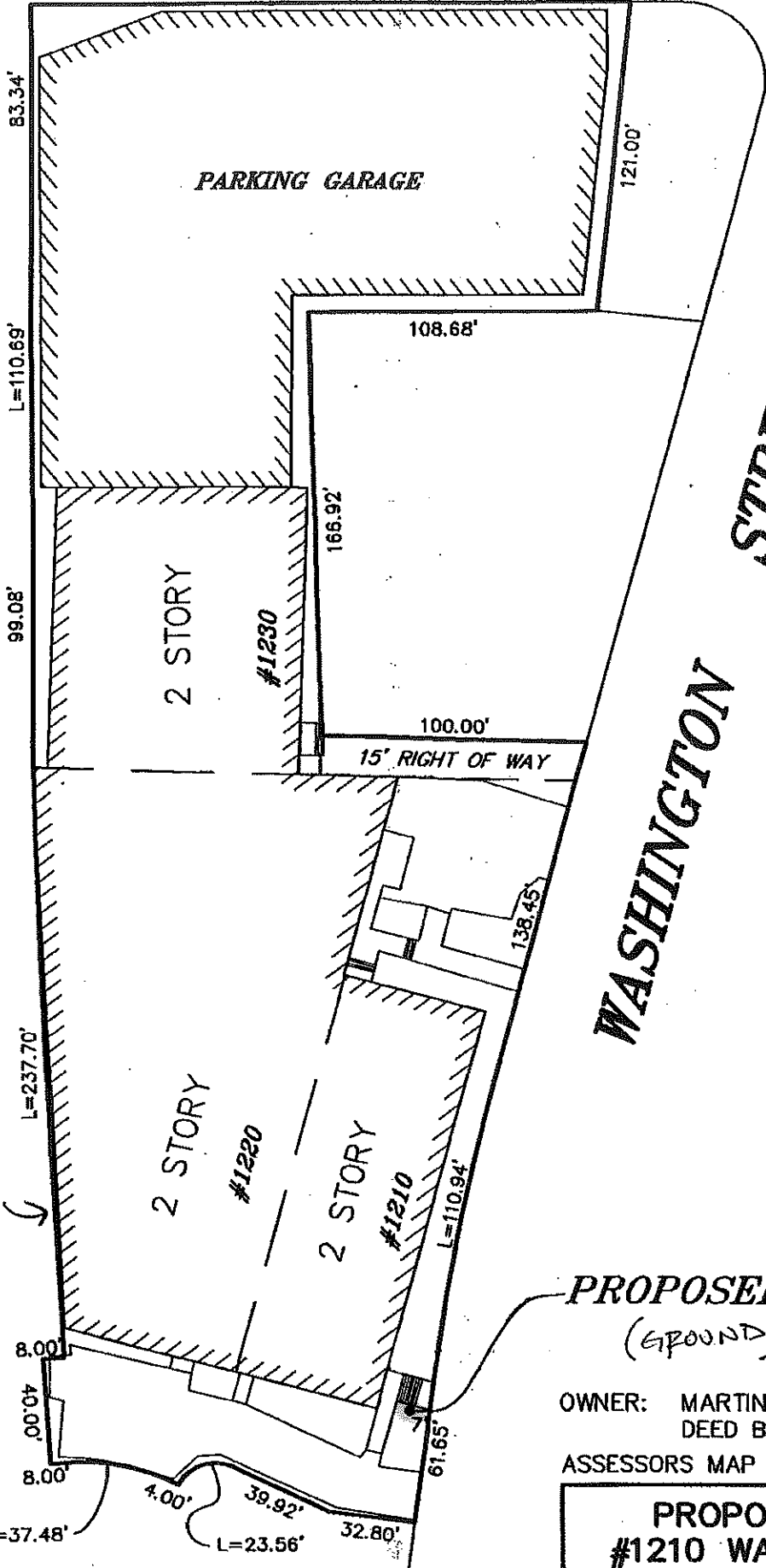
I, Edward G. English, as the Clerk of the Board of Aldermen and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that Twenty days have elapsed since the filing of the foregoing decision of the Board of Aldermen in the Office of the City Clerk on 7/29/97 and that NO APPEAL to said decision pursuant to M.G.Laws Chapter 40, Section 17 has been filed thereto.

ATTEST *Linda Finikane, acting*
~~EDWARD G. ENGLISH~~, City Clerk
LINDA FINIKANE

CHESTNUT STREET

224.72'

115.97



PARKING GARAGE

2 STORY

#1230

2 STORY

#1220

2 STORY

#1210

WASHINGTON STREET

15' RIGHT OF WAY

PROPOSED SIGN
(GROUND)

OWNER: MARTIN MILL REALTY L.P.
DEED BOOK 25673 PAGE 226

ASSESSORS MAP 42NW - PARCELS 13 & 15

PROPOSED PLOT PLAN
#1210 WASHINGTON STREET

Proposed Sign
21' x 10' 6"

83.34'

L=110.69'

99.08'

L=237.70'

8.00'

40.00'

8.00'

L=37.48'

4.00'

L=23.56'

32.80'

39.92'

61.65'

L=110.94'

138.45'

100.00'

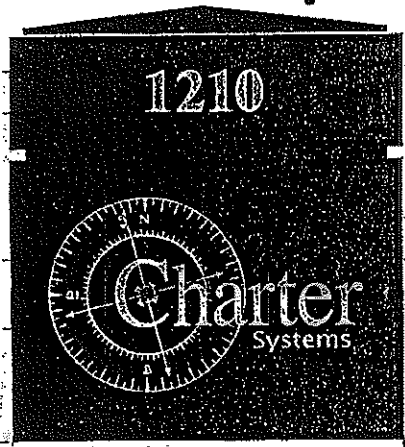
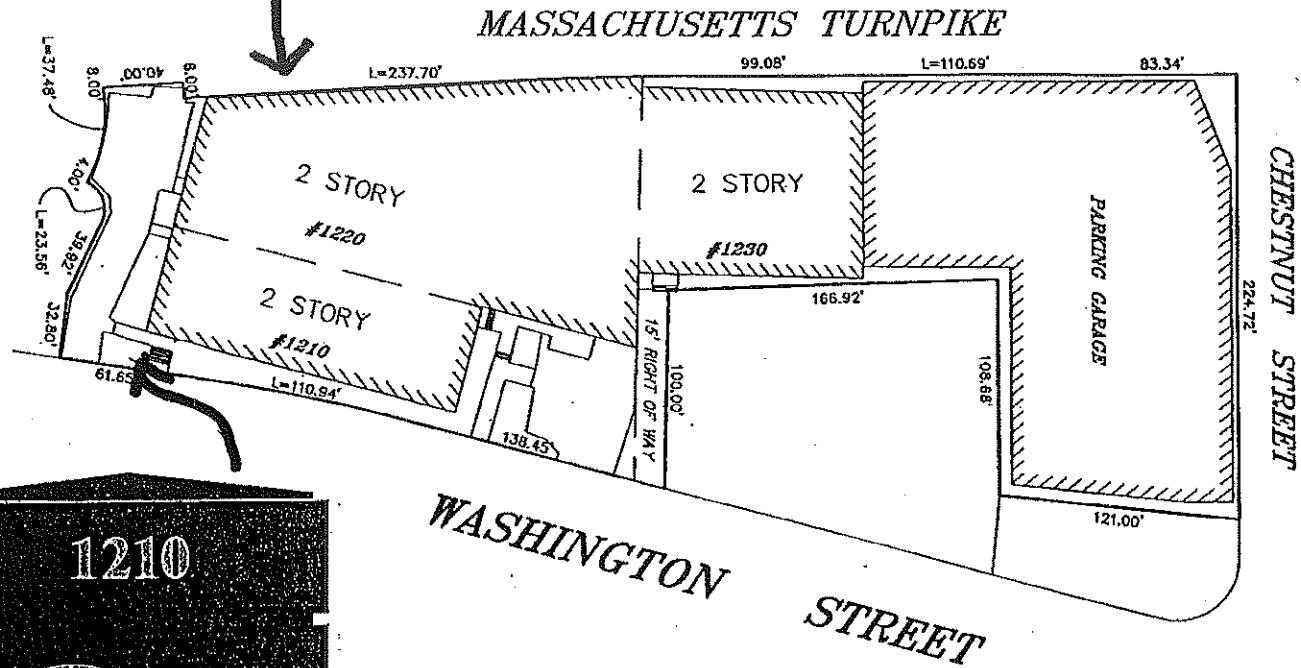
166.92'

108.68'

121.00'

Charter Systems

WALL SIGN FACING MASS PIKE
(9.5 ft. long - 19" letters on facade)



4 FT. by 5 FT.

(Cube shaped sign - painted 'Forest Green')

CITY OF NEWTON, MASSACHUSETTS
Department of Planning and Development

Petition: # 115-97

Petitioner: SRP SIGN/CHARTER SYSTEMS
/MILL REALTY PARTNERSHIP

Zoning Districts

- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi-Residence 1
- Multi-Residence 2
- Multi-Residence 3
- Multi-Residence 4
- * Business 1
- Business 2