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Director

ZONING REVIEW MEMORANDUM

Date: July 21, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Jewish Community Centers of Greater Boston, Applicant
Carol Ann Fahey, i.d. sign Group
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to allow signs exceeding 10 square feet

Applicant: Jewish Community Centers of Greater Boston	
Site: 333 Nahanton Street	SBL: 83035 0004Z
Zoning: SR1	Lot Area: 28.1 acres
Current use: Jewish Community Center	Proposed use: No change

Background:

The Leventhal-Sidman Jewish Community Center is located at 333 Nahanton Street, a 28-acre parcel located in the Single Residence 1 zoning district. The site is comprised of several buildings, a large parking lot, two accessory parking lots and two large conservation areas. The site is mostly surrounded by open space. The JCC seeks to update the signage at the main entrance of the community building which exceeds the maximum size and number of signs allowed in the district, requiring a special permit.

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

- Zoning Review Application, prepared by i.d. sign Group, submitted 6/22/2022
- UDC Memo, dated 6/15/2021
- Existing and Proposed Signage, prepared by i.d. sign Group, submitted 6/22/2022

ADMINISTRATIVE DETERMINATIONS:

1. Per section 5.2.7, an institution in the SR1 zoning district is allowed one principal wall sign with a maximum area of 10 square feet. The petitioner proposes to replace the two existing nonconforming signs with three new signs; two with 8.62 square feet and one with 24.38 square feet, totaling 41.62 square feet. A special permit per sections 5.2.7 and 5.2.13 is required to allow exceptions to the size and number of signs for an institution in the SR1 district.

2. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§5.2.7 §5.2.13.A	To allow exceptions to the number and size of principal wall signs	S.P. per §7.3.3