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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: January 9, 2020

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Franklin Schwarzer, Attorney
Benlin Properties LLC, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: **Request to allow a free-standing sign**

Applicant: Benlin Properties LLC	
Site: 40 Austin Street	SBL: 24009 0012
Zoning: BU5	Lot Area: 13,420 square feet
Current use: Bank	Proposed use: No change

BACKGROUND:

The property at 40 Austin Street consists of 13,420 square feet improved with a single-story bank and surface parking on the lot adjacent to the newly constructed apartment building on the old Austin Street parking lot. The petitioner requests a special permit to allow for the erection of a free-standing sign.

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

- Zoning Review Application, prepared by Franklin Schwarzer, dated 12/12/2019
- Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 11/19/2019
- Sign Plans, prepared by Philadelphia Sign, dated 5/31/2019

ADMINISTRATIVE DETERMINATIONS:

1. Rockland Trust seeks to construct a 19.5 square foot free-standing sign at the front of the property along Austin Street measuring 4’10” in width by 4’ in height. The sign is to be located 2 feet from the front lot line. Per section 5.2.3, a free-standing sign is considered the principal sign, and secondary signs are permitted on the building (as per the dimensional requirements of section 5.2.8). Per section 5.2.13, a special permit is required for the proposed free-standing sign. No exceptions for secondary signs are proposed as part of this application.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§5.2.13	To allow a free-standing sign	S.P. per §7.3.3