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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: September 4, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Edward Dee, The Stone Gallery, applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request for a Special Permit for a free-standing sign**

Applicant: Edward Dee, The Stone Gallery	
Site: 49-51 Winchester Street	SBL: 51028 0030
Zoning: MU1	Lot Area: 79,500 square feet
Current use: Multi-tenant commercial	Proposed use: No change

BACKGROUND:

The property at 49-51 Winchester Street consists of a 79,500 square foot lot in a Mixed Use 1 zone. The site is at the corner of Winchester and Curtis Streets and is improved with a 19,000 square foot multi-tenanted commercial building, a detached 3,600 square foot metal shed used for storage in the rear of the property and a detached 1,378 square foot wooden shed at the southeast corner of the property. The applicant, The Stone Gallery, has its primary office space within approximately 900 square feet of space in the main commercial building. They also use the wooden shed and an approximately 4,800 square foot landscaped area on which it is located as a display area incidental to a retail and wholesale business for the sale of marble, stone and other architectural materials and general landscaping materials for use in gardens, landscaping, patios, building and paving. The Applicant received a special permit to allow for the retail use and an outdoor display area, as well as other relief relative to the site conditions.

There is an existing free-standing at the front center of the property on Winchester Street advertising the businesses within the main building. Where the applicant's primary interaction with its customers is within the separate wooden shed and landscaped display area at the front corner of the property, a separate free standing sign within the display area is proposed. The 5.3 feet wide by 2.3 feet high sign

will sit atop a masonry planting bed, and affixed to a stone wall measuring 6.3 feet long by 4.8 feet tall by 2.3 wide. The applicant proposes lettering on both sides of the wall.

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

- Zoning Review Application, prepared by Edward Dee, The Stone Gallery, dated 8/18/2014
- Site Plan, prepared by Everett M Brooks, surveyor, dated 5/6/2014
- Sign details, prepared by Countryside Designs, dated 8/6/2014
- Photos of site, undated

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes a 12.2 square foot free-standing sign measuring 5.3 feet by 2.3 feet. The sign will sit atop a masonry planting bed as part of the display area for the business located next to the accessory shed used for customer service by this particular business at the southeast corner of the lot at the intersection of Winchester and Curtis Streets. There is an existing free-standing sign on site advertising the businesses within the main commercial building. The property sits at the corner of Winchester and Curtis Streets, and Section 30-20(l) allows a corner lot to have two free-standing signs for each frontage.

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§30-20(l), §30-24	Second free-standing sign	S.P. per §30-24