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James Freas
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ZONING REVIEW MEMORANDUM

Date: November 12, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Justin Feldhouse, Mall Manager
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to amend Special Permit Board Order #307-12(2) to allow for exterior façade renovations, expanded vestibules at the north and south entrances, as well as six additional secondary building signs**

Applicant: The Mall at Chestnut Hill	
Site: 199 Boylston Street	SBL: 65008 0100
Zoning: BU1	Lot Area: 324,691 square feet
Current use: Shopping center	Proposed use: Shopping center

BACKGROUND:

The property at 199 Boylston Street consists of a 324,691 square foot lot used in conjunction with land at 175 Boylston Street (SBL 65008 0099), 225 Boylston Street (SBL 65008 0099B) and 175R Boylston Street (SBL 65008 0099A) for the Mall at Chestnut Hill (the Mall), an enclosed shopping mall. A portion of the property at SBL 65008 0004 is also used as surface parking through a long-term agreement with the Massachusetts Department of Conservation and Recreation (DCR). The property at 175 Boylston Street (including both end tenants of the Mall and substantial portions of the surface parking) is owned and operated by Bloomingdales, Inc. The property at 175R Boylston Street contains a parking structure and is owned and operated jointly by Bloomingdales and WMACH, LLC. The property lines between 175 and 199 Boylston Street run through the Mall building but the site functions as a single integrated shopping center and is considered as one for the purposes of zoning. The Mall was constructed as of right in 1972 and the above division of the land into three lots dates from 1971. Since the early 1980's the site has been the subject of several permits addressing signs and parking.

Preserving the Past  Planning for the Future

Most recently, the site was issued Special Permit Board Order 307-12(2) allowing three restaurants with more than 50 seats; a waiver of 111 parking stalls; three additional signs, all in excess of 50 square feet for the three restaurants facing Boylston Street and a fourth sign over the mall entrance; The Cheesecake Factory was later granted two additional secondary signs on the building (4.25 sf and 97 sf); a 1,731 square foot outdoor patio for restaurant seating; physical improvements to the Boylston Street façade and parking lot; and a 131 square foot enclosed vestibule as part of the previously permitted outside patio seating at The Cheesecake Factory.

The applicant now proposes to amend Board Order # 307-12(2) to renovate the mall's exterior façade to incorporate newly expanded vestibules at the north and south entrances to enhance ADA accessibility and modern design. They are also requesting six additional secondary signs not exceeding 250 square feet each for the benefit of existing and future tenants.

will be located on the building along the mall façade at the main entrance, with two signs on each bay. The concept was approved by the Urban Design Commission.

4. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
	Amend Board Order #307-12(2)	S.P. per §30-24
§30-11(k); §30-21(b)	Permit the extension of a nonconforming structure	S.P. per §30-24
§30-20(f)(2); §30-20(l)	Approve the proposed sign package, including secondary signs larger than 50 square feet	S.P. per §30-24