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Candace Havens  
Director

## ZONING REVIEW MEMORANDUM

Date: April 15, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Gus Miragias, applicant  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

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

Applicant: Gus Miragias, Artisan Child Care Center	
Site: 2330 Washington St	SBL: 42031 0018
Zoning: BU1	Lot Area: 28,277 square feet
Current use: Day care	Proposed use: No change

### BACKGROUND:

The property at 2330 Washington Street consists of a 28,277 square foot lot improved with a two-story structure built in 1840. Previously used as office space, the Artisan Child Care Center recently occupied the site. The previous tenant had two free-standing signs on either side of the frontage, which had no building permits and are therefore non-compliant and not protected. The current occupant appeared before the Urban Design Commission with the same layout for two 28.4 square foot rectangular signs. The UDC recommended one externally illuminated sign measuring 28.4 square feet located parallel to the existing fence near the entry drive on the left side of the property. The applicant is proposing a single free-standing sign measuring 28.4 square feet (8 feet wide by 4 feet high) on pylons with a final height of 8 feet perpendicular to the street in the location recommended by the UDC.

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

- Zoning Review Application, prepared by Gus Miragias, dated 4/11/2014
- UDC memo, dated 4/10/14
- Site Plan, signed and stamped by Philip Hresko, architect, dated 3/28/2014
- Sign drawing, prepared by Danthonia Desgns, dated 2013
- Proposed sign detail, prepared by Philip Hresko, dated 3/28/2014

**ADMINISTRATIVE DETERMINATIONS:**

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1. The proposed free-standing pylon sign is externally illuminated and measures 4’ tall by 8 feet wide (with some curvature and sections cut out), for a total of 28.4 square feet. The top of the sign would be 8 feet from the ground so as to be visible from the street above the existing 4 foot fence. The proposed sign meets the dimensional requirements of Section 30-20(l). Section 30-20(l) requires a special permit from the Board of Aldermen for a free-standing sign.

1. See “Zoning Relief Summary” below:

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