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Candace Havens  
Director

## ZONING REVIEW MEMORANDUM

Date: December 18, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Dale Savit, sign-maker for the applicant  
JF White, Gateway Center Realty Trust  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

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

<b>Applicant: Gateway Center Realty Trust</b>	
<b>Site:</b> 296-334 Washington Street	<b>SBL:</b> 12011 0001
<b>Zoning:</b> BU1	<b>Lot Area:</b> 213,895 square feet
<b>Current use:</b> Mixed use building	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 296-334 Washington Street consists of a 213,895 square foot lot improved with a nine story, 174,000 square-foot mixed use office complex that includes the Crowne Plaza Newton Hotel. The hotel and some of the parking for the complex is built over the Mass Pike. Petition #267-67, by the Massachusetts Turnpike Authority rezoned the space over the Pike from "Unzoned" to "Business A" (now Business Use 1) to allow for the air space over the highway to be developed. Board Order #270-67 was issued in 1967 permitting the use of the property and air space for the complex. Condition 2 of the Board Order required that all exterior signs required permission of the Board of Aldermen. A program of signs was approved in 1970, however the free-standing sign at the center of this application does not appear to have been part of any of the permitting.

The applicant proposes to replace a 94 3/8" h X 42" w free-standing double-faced sign in front of the building on Washington Street. The dimensions and location will remain the same, the applicant is proposing a change in materials. There is no record of the existing sign as part of any of the special permits issued for this site. As such, a special permit is required to legalize the proposed sign.

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

- Zoning Review Application, prepared by Dale Savit, Savit & Associates, sign-maker, dated 11/22/13
- Sign permit application, prepared by Dale Savit, Savit & Associates, sign-maker, dated 11/5/13
- Front Elevation, dated 10/28/13
- Site Plan, undated
- Photos of location, undated

**ADMINISTRATIVE DETERMINATIONS:**

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1. Section 30-20(f)(9) requires a special permit from the Board of Aldermen for a free-standing sign.
  
2. See “Zoning Relief Summary” below:

<b>Zoning Relief Required</b>		
<b>Ordinance</b>		<b>Action Required</b>
§30-20(f)(9)	Free-standing sign	S.P. per §30-24