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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: June 10, 2019

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alan Schlesinger, attorney  
BSL Newton Development LLC  
Andover Newton Theological School  
Barney Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE: Request for a special permit to allow a free-standing sign and to amend Council Order #147-15**

Applicant: Andover Newton Theological School	
<b>Site:</b> 157 Herrick Road	<b>SBL:</b> 65019 0045
<b>Zoning:</b> SR3	<b>Lot Area:</b> 871,960 square feet
<b>Current use:</b> Education and assisted living	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 157 Herrick Road is the location of Andover Newton Theological School, which was originally founded in 1807 as the country's first inter-denominational seminary. The property consists of approximately 20 acres square feet in the Single Residence 3 zoning district.

Adelaide of Newton Center seeks to erect a 35 square foot free standing sign at the property. The location of the sign was shown on the approved plans for Council Order #147-15 allowing a congregate living facility, but the Council Order did not explicitly authorize a free-standing sign within the text of the order. As such the petitioner seeks to amend the special permit for the proposed free-standing sign.

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

- Zoning Review Application, prepared by Alan Schlesinger, attorney, dated 6/6/2019
- Layout and Materials Plan, prepared by Stantec Planning and Landscape Architecture PC, dated 6/12/2017
- Sign Plan, prepared by The Rangley Co., dated 4/9/2019

- Special Permit #147-15

**ADMINISTRATIVE DETERMINATIONS:**

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1. The petitioner seeks to construct a 35 square foot free-standing sign at the property. The location of the sign was noted on the approved plans for Council Order #147-15, however the text of the order did not explicitly allow for the free-standing sign. The petitioner now seeks approval for the proposed free-standing sign per section 5.2.13.
2. City Council approved Council Order #147-15 allowing for construction of a congregate living facility. While the approved plans indicated the location of the proposed sign, the language of the Order did not. The petitioner seeks an amendment to Council Order #147-15 to allow for the 35 square foot free-standing sign.

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§5.2.13	To allow a free-standing sign	S.P. per §30-24
	To amend Council Order #147-15	S.P. per §30-24