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Director

ZONING REVIEW MEMORANDUM

Date: December 10, 2020

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: POFCO, Inc, applicant
G. Michael Peirce, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: **Request to allow a free-standing sign and to amend the site plan associated with Special Permit #14-20**

Petitioner: POFCO, Inc	
Site: 287 and 289 Newtonville Avenue	SBL: 22001 0017 and 22001 0013
Zoning: MAN and MR1	Lot Area: 72,643 square feet (combined)
Current use: warehouse	Proposed use: warehouse

BACKGROUND:

The property at 287-289 Newtonville Avenue consists of two parcels with a combined total of 72,643 square feet. The larger (rear) lot is located in the Manufacturing district and is improved with a one-story warehouse building constructed in 1951. This parcel is a corner lot with frontage on Newtonville Avenue and Albany Street and is accessed from Albany Street. The smaller (front) parcel is located on Newtonville Avenue in the Multi Residence 1 district is improved with accessory parking for the warehouse use. The petitioner proposes to locate a free-standing sign at the corner of Newtonville Avenue and Albany Street on the front lot.

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

- Zoning Review Application, prepared by G. Michael Peirce, attorney, dated 9/23/2020
- Sign Permit Application, submitted 9/23/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to locate a free-standing sign at the corner of Newtonville Avenue and Albany Street. The sign is proposed with 8 feet in width by 3.75 feet in height, for a total of 30 square feet. Per sections 5.2.3, 5.2.8 and 5.2.13 a special permit is required for a free-standing sign in the MR1 district.
2. The property was granted Special Permit #14-20 to allow for accessory parking and other associated dimensional waivers from parking. The petitioner seeks to amend the site plan associated with the approval to reflect the introduction of the free-standing sign.
3. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§5.2.3 §5.2.8 §5.2.13	To allow a free-standing sign	S.P. per §7.3.3
	Amend Special Permit #14-20	