



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: June 8, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Sunrise of Newton PropCo LLC, applicant
Stephen J. Buchbinder, 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 Council Order #61-17

Petitioner: Sunrise of Newton PropCo LLC	
Site: 431 Washington Street	SBL: 61038 0005 and 61038 0006
Zoning: BU2	Lot Area: 66,909 square feet
Current use: Elder housing with services	Proposed use: No change

BACKGROUND:

The property at 431 Washington Street consists of 66,909 square feet and is currently improved with a four-story assisted living facility approved by special permit. The petitioner seeks approval for a free-standing sign.

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

- Zoning Review Application, prepared by Stephen J. Buchbinder, attorney, dated 5/3/2021
- Sign plans and elevations, prepared by Allegra, dated 3/9/2021
- Council Order #61-17

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to install a 17.4 square foot sign on a brick wall along the Washington Street frontage. As the sign is not affixed to the building, it is considered a free-standing sign under section 5.2.3 of the Zoning Ordinance. The petitioner seeks to amend Council Order #61-17 to allow for the proposed free-standing sign. Additionally, a special permit per sections 5.2.3 and 5.2.13 is required.

2. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
	Request to amend Council Order #61-17	
§5.2.3 §5.2.13	Request to allow a free-standing sign	S.P. per §7.3.3