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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: November 2, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Katie Whewell, Chief Planner for Current Planning

Cc: Andy Layman, Sign Art Inc.  
66 Rowe Street LLC, Petitioner  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

RE: **Request to allow an oversized principal wall sign**

Applicant: 66 Rowe Street LLC	
Site: 45 Crescent Street	SBL: 44023 0016
Zoning: BU2	Lot Area: 43,850 square feet
Current use: Offices	Proposed use: No change

### Background:

The property at 45 Crescent Street is located in the Business 2 district and is improved with a commercial warehouse building, the rear of which faces the Massachusetts Turnpike. The petitioner seeks to replace an existing sign facing the Pike with a larger sign exceeding the maximum allowable square footage, requiring a special permit.

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

- Zoning Review Application, prepared by Andy Layman, Sign Art, dated 10/17/2022
- UDC Memo, dated 9/22/2021
- Sign Plans, prepared by Sign Art, dated 7/27/2022

**ADMINISTRATIVE DETERMINATIONS:**

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1. A building permit was issued in 1979 for a 90 square foot sign on the rear of the building facing the Pike. The sign was replaced in 2014 as authorized by a new building permit. The petitioner now seeks to replace the existing sign with a 187 square foot sign in the same location at the rear of the building. Per section 5.2.8, a business on a corner lot (or with two fronts in this case) is allowed two principal wall signs of 100 square feet each. The proposed principal wall sign exceeds the maximum square footage allowed, requiring a special permit per section 5.2.13.

The Urban Design Commission denied this application as it was their view that the Massachusetts Turnpike does not constitute a street. The Commissioner of Inspectional Services has determined that the Pike is a street, regardless of accessibility from the lot.

2. See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<b>Ordinance</b>		<b>Action Required</b>
§5.2.8 §5.2.13	To allow an oversized principal wall sign	S.P. per §7.3.3