

City of Newton Planning and Development

Petition #564-22

Special Permit/Site Plan Approval to
replace a existing sign with a 26 square
foot free-standing sign at

January 10, 2023



2345 Washington Street

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§5.2.13.A §5.2.13.B	To allow free-standing directory signs	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- Given its size, location and height, the nature of the use of the premises, the architecture of the building, or its location with reference to the street, permitting the proposed free-standing sign would be the public interest.
- The site in a Business 1 (BU1) district. is an appropriate location for the proposed 26 square foot free-standing sign (§7.3.3.C.1)
- The proposed 26 square foot free-standing sign will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed 26 square foot free-standing sign will create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Aerial Map



Zoning

ATTACHMENT B

Zoning

2345 Washington St.

*City of Newton,
Massachusetts*

Legend

-  Single Residence 2
-  Single Residence 3
-  Multi-Residence 1
-  Multi-Residence 2
-  Business 1
-  Business 2
-  Business 5
-  Manufacturing
-  Open Space/Recreation
-  Public Use



Information on this map is derived from Geographic Information System (GIS) data. The City of Newton cannot guarantee the accuracy of this information. Each user of the map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Padua
GIS Administrator - Douglas Greenfield

0 25 50 75 100 125 150 175 200 225 250 275
Feet

Map Date: October 15, 2018



Land Use

ATTACHMENT A

Land Use

2345 Washington St.

*City of Newton,
Massachusetts*

Legend

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Open Space
-  Private Educational
-  Nonprofit Organizations
-  Vacant Land
-  Tax Exempt

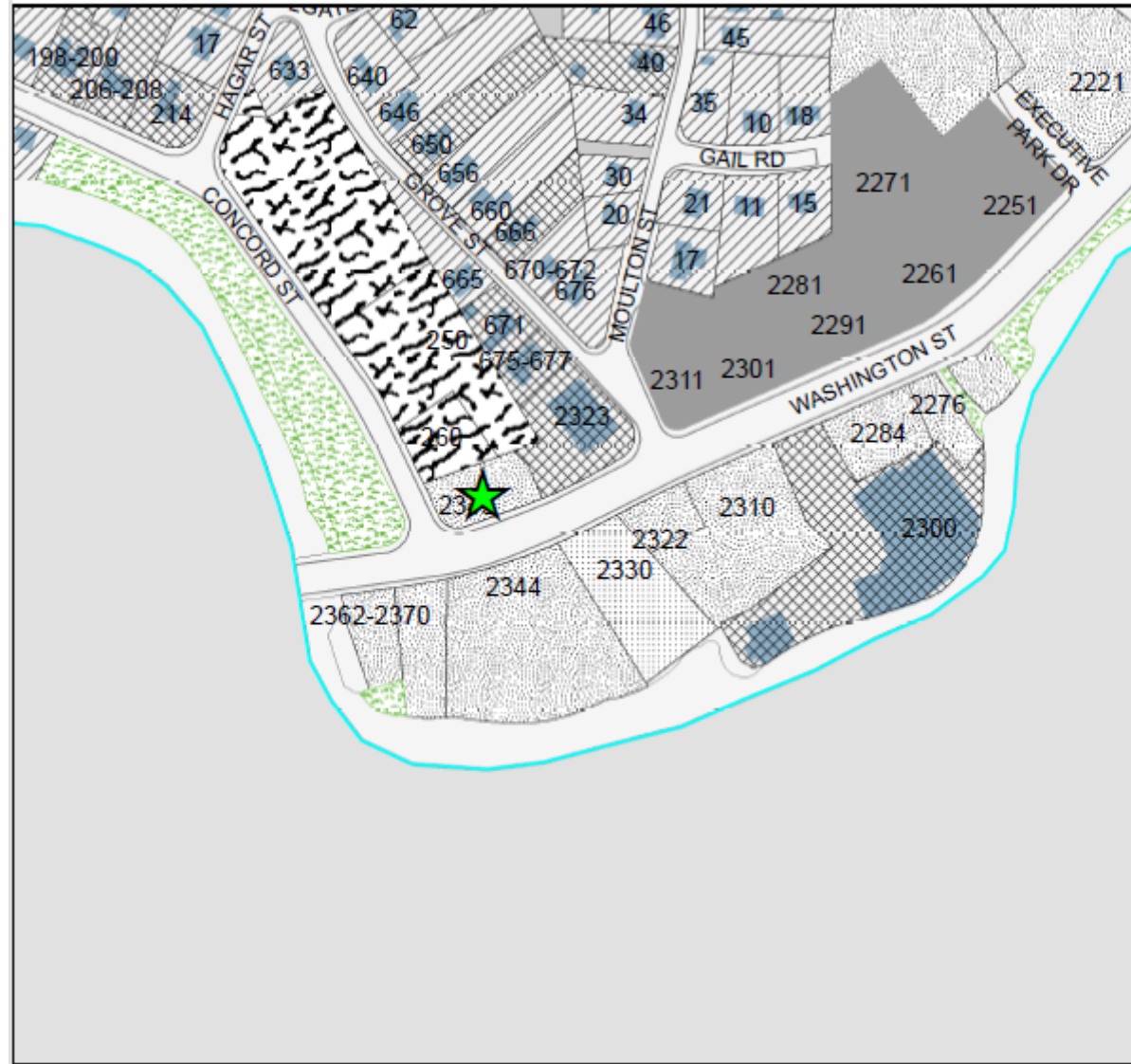


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CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

0 25 50 75 100 125 150 175 200 225 250 275
Feet

Map Date: October 15, 2018



Site Plan



Elevation

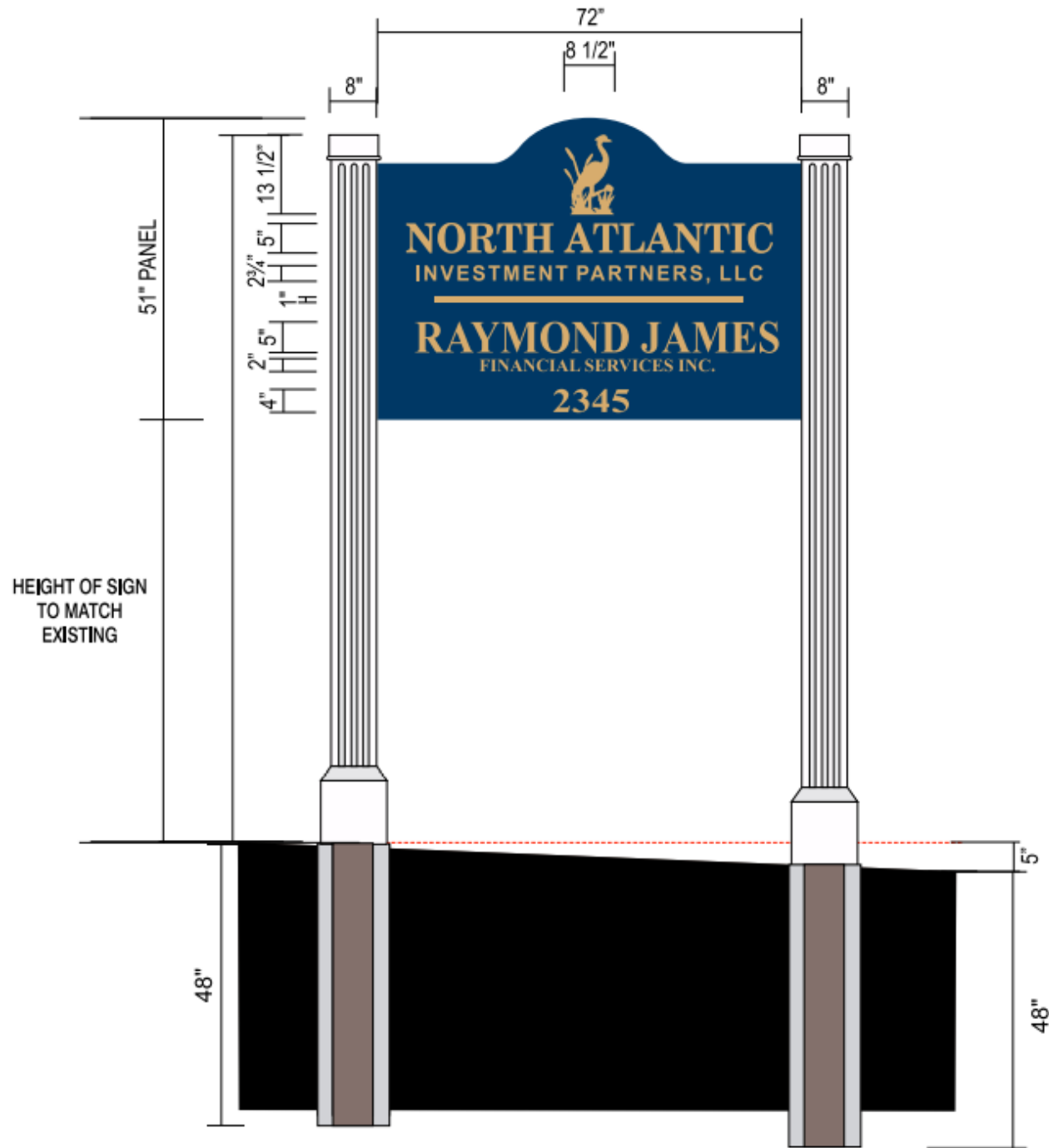


Photo- existing



Perspectives- proposed



Findings

1. Given its size, location and height, the nature of the use of the premises, the architecture of the building, or its location with reference to the street, permitting the proposed freestanding sign would be in the public interest (§5.2.13.A; §5.2.13.B)
2. The site in a Business 1 (BU1) district is an appropriate location for the proposed 26 square foot free-standing sign due to the site's commercial nature, multiple tenants, and its location on Washington Street (§7.3.3.C.1)
3. The proposed 26 square foot free-standing sign will not adversely affect the neighborhood as the sign is well placed on the site. (§7.3.3.C.2)
4. The proposed 26 square foot free-standing sign will not create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Conditions

- Plan Referencing Condition
- The signs shall be designed and installed to comply with applicable building codes
- Standard Building Permit Condition
- Final Inspection/Certificate of Occupancy Condition
 - File statement by a licensed design professional that the sign has been installed to comply with applicable building codes.
 - File final as-built plans in paper and digital format signed and stamped by the sign installer