



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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Petition of Andrew J. Lord, Jr.

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Wednesday, September 30, 1981, at 8 p.m. on the Petition of Andrew J. Lord, Jr., requesting a Special Permit to replace a wall sign at 564 Washington Street, known as Village Realty Associates, Inc. The proposed sign would violate Section XXIIA, Part C, Subpart 3-a-2 (a), which requires that the sign size be less than fifty (50) square feet, and Section XXIIA, Part C, Subpart 3-a-4 (b) 1, which states that no more than two colors shall be used. Request is made pursuant to Section XXV of the Zoning Bylaw.

On September 2, 1981, the petitioner filed a request for a hearing before this Board, and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing was Andrew J. Lord, Jr., owner of Village Realty Associates, Inc. He stated that a sign which had been in place for about twenty years had blown down in a storm last March. He then ordered and erected a new facing for the sign, not knowing of the Zoning Bylaw restrictions. The new sign is fifty-two square feet, the same size as the previous sign, illuminated, with four colors in accordance with official ERA logo, which Mr. Lord stated is required of ERA Members.

No one was present at the hearing in favor or in opposition to the petition.

Statement of Facts

The property involved is located in a Business District at 564 Washington Street.

Mr. Lord replaced the facing of a sign, which had been in place for approximately twenty years, after it blew down in a storm in March of 1981. The new sign is a wall sign, fifty-two square feet in size (the approximate size of the original sign), and containing four different colors.

Plans by General Sign Company were submitted indicating size, materials, and colors used. Color photographs were also submitted, showing the sign in place.

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A preliminary plan was submitted by the petitioner to the Design Review Board. In a letter dated August 28, 1981, the Design Review Board stated that they opposed the sign for the following reasons:

- " 1. The 52 square foot total area of the wall sign exceeds the 50 square foot area allowed under the sign bylaw (Zoning Bylaw Section XXIIA Part C, Subpart 3 a 2 (a));
2. The sign exceeds the two color maximum allowable for illuminated signs (Zoning Bylaw Section XXIIA Part C, Subpart 3 a 4 (b) 1)"

The Planning Board, in a letter dated September 15, 1981, expressed their opposition to the sign and stated the following:

"The Planning Board would support the immediate removal of the sign and the resubmission of a revised design, which complies with the Sign Bylaw, to the Design Review Board in accordance with the adopted procedures."

Decision

This Authority has made a careful study of the evidence submitted and at least one member has taken a view of the locus.

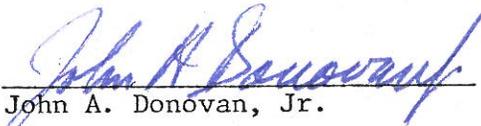
While the proposed sign represents two feet more than the Zoning Bylaw allows, the present sign does replace the sign which was in existence for approximately twenty years.

Therefore, this Authority grants the requested Special Permit for a sign fifty-two feet in size on the following condition:

That the sign be repainted to conform with the two-color provision of the Zoning Bylaw.

The Inspector of Buildings is hereby authorized to issue a permit for the sign as approved herein.

  
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Stephen S. Porter, Chairman

  
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John A. Donovan, Jr.

  
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Robert R. Cunningham

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