



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Alison R. Schechter

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, January 7, 1982, at 8 p.m. on the Petition of Alison R. Schechter, requesting a Special Permit to erect a wall sign at her business known as Suburban Property Center, 255 Washington Street. Said sign will violate Section XXIIA, Part C., Subpart 3-a-3(a) and Section XXIIA, Part C, Subpart 3-a-4-(b)-1 of the Zoning Bylaw. Request is made pursuant to Section XXV of the Zoning Bylaw.

On December 23, 1981, the petitioner filed a request for a hearing before this Board and thereafter due notice was given of the hearing by mailing and publication.

Present at the hearing and speaking on behalf of the petitioner was Beth Griffiths, a partner in the business, a real estate office. She showed the Board a sketch and photograph of the building, indicating the proposed sign. She stated that one large triangular sign could have been put up on the building without ZBA approval, but that she and her partners are of the opinion that two smaller signs were much more pleasing aesthetically. The conforming sign says "Suburban Property Center." The proposed sign is a wooden carved sign containing a bird, tree and house, using three colors.

Present at the hearing in favor or in opposition to the petition: no one.

Statement of Facts

The property involved is located at 255 Washington Street in a Business Zone. The petitioner leases office space in the building for a real estate office known as Suburban Property Center. The proposed sign would be placed above and in addition to a sign saying "Suburban Property Center", and would be oval shaped, 45" x 32" in size, containing a bird, tree and house carved from wood with no writing. Proposed colors would be green, gold and white.

The request violates Section XXIIA, Part C, Subpart 3-a-3(a) of the Zoning Bylaw, which states: "There shall be not more than one (1) exterior sign for each business establishment....." and Section XXIIA, Part C, Subpart 3-a-4(b)-1, which states: "No more than two colors shall be used....."

The petitioner met with the Design Review Board, and at its January 5, 1982 meeting,

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the Design Review Board "moved, seconded, and voted unanimously to approve the proposed sign design. The Board commended the petitioners for their sensitivity to the relationship of the sign to the architectural proportions of the building and endorsed the proposed sign as an aesthetic asset to the Wellesley Hills area."

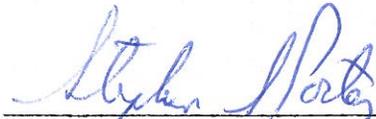
The Planning Board, at its regular meeting of December 29, 1981, moved, seconded and voted to offer no comment on the petition.

Decision

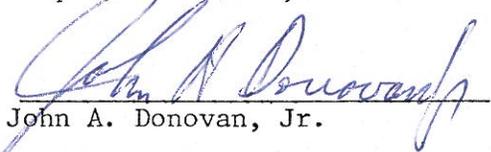
This Authority has made a careful study of the evidence submitted and at least one member has taken a view of the locus.

This Board is of the opinion that the petitioner has proposed a sign which would be more in harmony with the building facade than one large triangular sign, which would conform to the Zoning Bylaw.

Therefore, the Special Permit is granted for the sign proposed by the petitioner, and the Building Inspector is authorized to issue a permit for the sign upon his receipt and approval of an application.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

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