



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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82-29

Petition of Stuart Swan

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, August 19, 1982, on the petition of Stuart Swan, requesting a Special Permit or a variance to erect a standing sign at his property located at 103 Central Street, known as Stuart Swan Furniture Company. Said request is made pursuant to Section XXIIA, Section XXV and Section XXIV-D of the Zoning Bylaws.

On July 30, 1982, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Stuart Swan, who stated that the proposed sign would be about three feet from the edge of the sidewalk, would be 38' by 48' and that, following two meetings with the Design Review Board, he is willing to accept their recommendations. He did, however, request that he be given permission to locate the sign to the left of the front entrance to Stuart Swan Furniture business.

Other than the petitioner, there was no one present favoring or opposing the request.

Statement of Facts

The Stuart Swan Furniture Company is located at 103 Central Street, at the corner of Weston Road, known as The Hathaway House. The rambling wooden building is located very close to the street and comes to six and a half (6½) feet from Central Street at one point.

Mr. Swan recently moved his furniture business to said locus and erected a standing sign in violation of the Zoning Bylaw. The Building Inspector ordered it to be removed on June 3, 1982. Mr. Swan is now requesting a Special Permit to erect a wooden standing sign 38" by 48" with a dark walnut stain and gold leaf letters to be located about three feet from the edge of the sidewalk.

The Design Review Board held two meetings with Mr. Swan. On August 18, 1982, the Design Review Board voted to approve the design of the sign as submitted, subject to the following conditions:

1. That the sign be a hanging sign, with the sign suspended from the top.
2. That the sign be located in the building's front courtyard, under the tree east of the main entrance.

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The Design Review Board also voted that the sign's proposed size ^{be} was in proportion with the building and location.

A Plot Plan was submitted, drawn by Everett Brooks Company, Newtonville, Ma., showing the proposed location of the sign. Sketches of the proposed sign and pictures were also submitted.

The Planning Board, in a letter dated August 18, 1982, stated: "The Planning Board has reviewed and supports the final design review recommendations concerning design of a standing sign for the property."

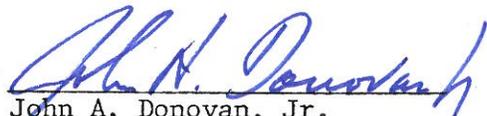
Decision

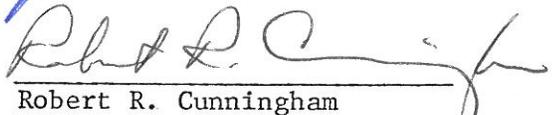
This Authority has carefully reviewed the evidence presented. It is the opinion of this Board that the locus has unique problems because of the close proximity of the building to the sidewalk and street. It would be impossible for the petitioner to meet the requirements of the Zoning Bylaws regarding signs. This Board is of the opinion that a sign affixed to the building would detract from the building's historical nature.

Therefore, this Authority grants a Special Permit for a hanging sign 38" by 48" as recommended by the Design Review Board. Permission is given to locate the sign to the left of the front entrance to Stuart Swan Furniture Company as requested by Mr. Swan, the post to be located 46" from the building, and 80" from the granite curb on the edge of the sidewalk.

The Inspector of Buildings 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.

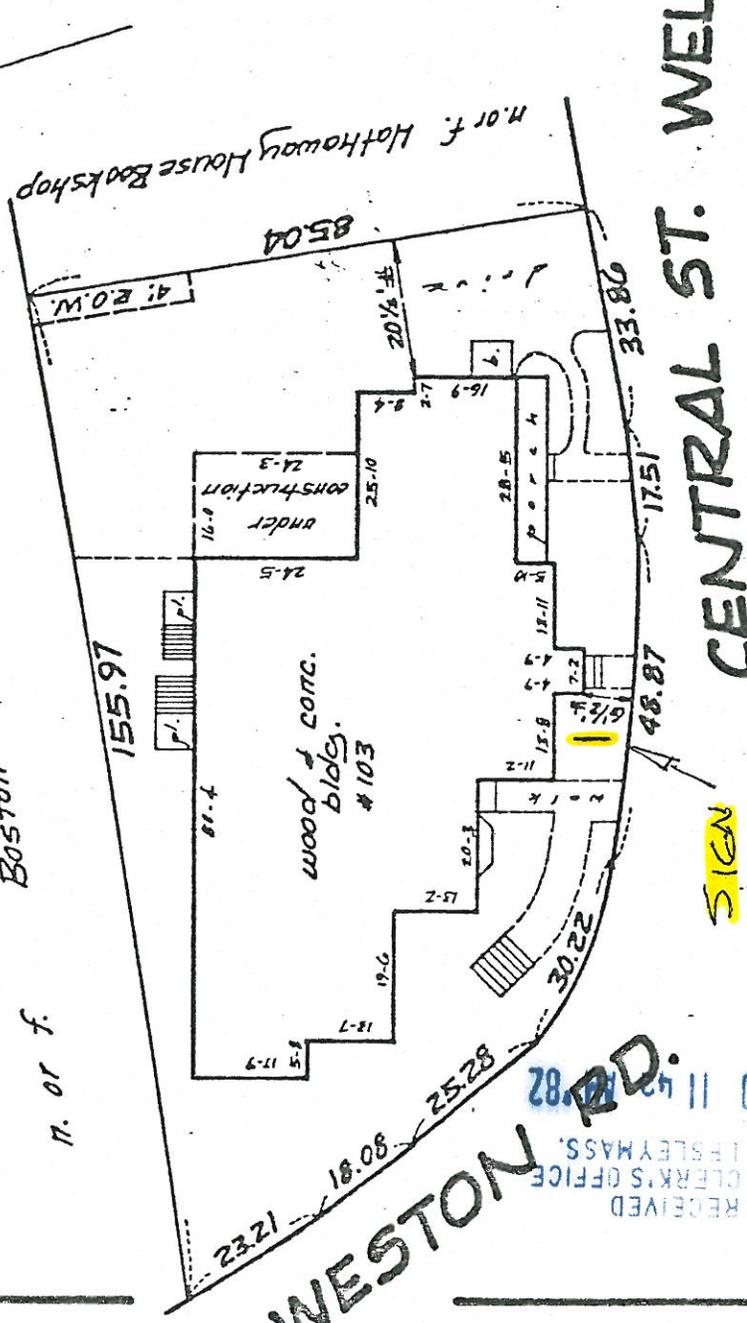

 Robert R. Cunningham

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STUART SWAN FURNITURE CO.
SWAN REALTY TRUST.

n. or f. Boston Albany R. R.



PLAN OF LAND IN CENTRAL ST. WELLESLEY MASS.

SCALE: 1 IN. = 30 FT. JUNE 23, 1982
EVERETT M. BROOKS CO. - CIVIL ENGRS
NEWTONVILLE, MASS.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F. I. A. MAPS DATED SEPT. 5, 1979.

I hereby certify that the buildings as shown on above plan complied with the zoning laws of the Town of Wellesley when constructed.

NOTE: This plan is not to be recorded.

1478: Everett M. Brooks Co.
Surveyor

Lot designations refer to
Norfolk Registry or Deeds
Book 2525 Page 493
Plan By Gleason Eng. Co.
Dated Dec. 6, 1944
Book 4385 Page 429
Plan By J.E. Bezonson
Dated April 12, 1966

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR THE USE OF THE BANK ONLY. UNDER NO CIRCUMSTANCES ARE OFFSETS TO BE USED FOR FENCES, WALLS, HEDGES, ETC.

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