



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-24

Petition of Victor Realty Development Company

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, June 7, 1984 at 8 p.m. on the petition of VICTOR REALTY DEVELOPMENT COMPANY requesting: 1) a Special Permit to replace a standing sign at 40 WALNUT STREET in NEWTON/WELLESLEY EXECUTIVE OFFICE PARK which will exceed the setback, height and area requirements of Section XXIIA of the Zoning Bylaw; 2) a Special Permit to erect a standing sign at 70 WALNUT STREET in NEWTON/WELLESLEY EXECUTIVE OFFICE PARK which will exceed the setback, height, and area requirements of Section XXIIA of the Zoning Bylaw; 3) a variance from the requirements of Section XXIIA-D to allow more than one standing sign per complex at NEWTON/WELLESLEY EXECUTIVE OFFICE PARK. Said requests are pursuant to Section XXIV-D and Section XXV of the Zoning Bylaw.

On May 18, 1984 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Dick Jenssen, Property Manager for Victor Realty, who submitted a site plan dated 6/7/84 showing a change in the location of the sign requested for 70 Walnut Street. The location of the proposed sign at 40 Walnut Street remains as submitted.

Carl Peterson, representing Victor Company, was asked by Mr. Porter to discuss parking at Newton/Wellesley Executive Office Park and he discussed issues dealing with his interpretations of the bylaw with regards to parking requirements. Mr. Porter expressed concern about the fact that 60 Walnut Street is a separate lot and does not appear to have sufficient parking spaces within the lot. Mr. Peterson stated that the office park meets all of the requirements of the bylaw regarding parking and that, in fact, more spaces exist than are required. Mr. Porter stated that 60 Walnut Street must always have access to parking on adjoining property. If the lot were sold separately, a parking problem would exist.

Statement of Facts

The property in question is located at 40, 60 and 70 Walnut Street, known as Newton Wellesley Executive Office Park, owned by Victor Realty Development Company. It is in a Business A District. The office park surrounds 62 Walnut Street, the Ordis property, and has two distinct entrance and exit points on Walnut Street. The site has historically had signs at both entrances.

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The petitioner is requesting special permits and variances as described on Page 1. A Plot Plan was submitted, drawn by Robert E. Cameron, Registered Land Surveyor, Norwood, Ma., dated September 15, 1983, revised February 16, 1984 and revised on June 7, 1984. The June 7, 1984 plan indicated the requested location of the proposed signs.

The Design Review Board met on April 26, 1984 to discuss the proposed signage, accepted the design and placement of the two signs and saw the need for two park identification signs on Walnut Street.

The Planning Board, in a letter of May 30, 1984, supported the recommendations of the Design Review Board.

Decision

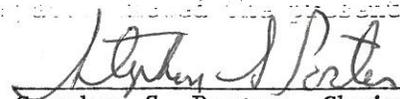
This Authority has made a careful study of the evidence presented. The petitioner is requesting Special Permits to replace a standing sign at 40 Walnut Street to identify 40 and 60 Walnut Street and to erect a standing sign at 70 Walnut Street as shown in plans submitted, and a variance under Section XXIIA-D to allow more than one standing sign per the complex at Newton/Wellesley Executive Office Park.

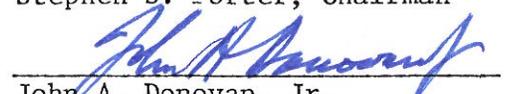
This Authority views the Newton/Wellesley Executive Office Park as one project, based on plans submitted previously to this Board. It is the opinion of this Authority that, due to the configuration of the office park and the fact that two separate entrances exist, there is a need for two park identification signs. Therefore, a variance from Section XXIIA-D and pursuant to Section XXIV-D is hereby granted.

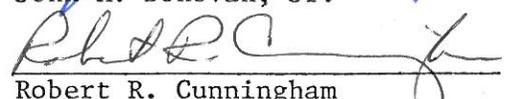
It is the opinion of this Authority that the two signs requested will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw. Therefore, a Special Permit is granted for Sign #1 at 40 Walnut Street with a 6'8" setback, height of 9', and 36' in area. A Special Permit is granted for Sign #2 at 70 Walnut Street with a 6' setback, height of 9' and 36' in area. Locations of both signs are as shown in the Plan of Land submitted on June 7, 1984. The Inspector of Buildings is authorized to issue sign permits for the signs upon his receipt and approval of applications.

Regarding the parking situation at Newton/Wellesley Executive Office Park, the Zoning Board of Appeals is of the opinion that any new building at the office park would be required to have new parking spaces and would not be able to utilize existing parking spaces at any of the three buildings on the property or any adjoining property under option, except in the case where existing spaces exceed the present parking requirements.

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Stephen S. Porter, Chairman


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