



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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85-73

Petition of Lutof's/William Diehl Realty Trust  
200 Linden Street

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TOWN CLERK'S OFFICE  
WELLESLEY MASS.  
DEC 30 9 35 AM '85

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 12, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of LUTOF'S and WILLIAM DIEHL REALTY TRUST requesting a special permit pursuant to Section XXIIIA and XXV of the Zoning Bylaws to allow a wall sign at 200 LINDEN STREET in an Industrial District, which sign will exceed the height restrictions of the Zoning Bylaws.

On November 22, 1985, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Mr. Lutof, who introduced Mr. Barber from Sign O'Life sign company. He stated that the Design Review Board had approved the sign and presented a colored rendering of the sign. He requested a speedy decision because the business is already opened.

No others were present favoring or opposing the petition.

Statement of Facts

The property involved is located at 200 Linden Street, owned by William Diehl Realty Trust, located in an Industrial District. Lutof's Gourmet Foods/French Bakery Cafe is a tenant at 200C Linden Street, formerly occupied by Gloria Stevens Fitness Center.

The applicant proposes a wall sign 36 square feet in area and 16'6" high. The height is necessary due to a large canopy on the building. Signs must be placed above the canopy in order to be visible. The sign would be one foot lower than the Gloria Stevens sign. A special permit is requested for the height of the sign, which would be a wood carved sign with a wine background and gold leaf letters.

Plans of the sign were presented, drawn by Signs O'Life, Boston, dated 10/23/85. Photos were also submitted.

The Design Review Board reviewed the proposed sign on 11/7/85 and, in a letter of 11/8/85, approved the design of the sign and recommended that the sign be centered on the wall above the canopy.

The Planning Board, at a meeting of December 10, 1985, voted to support the recommendations of the Design Review Board.

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Decision

This Authority has made a careful study of the evidence submitted.

It is the opinion of this Authority that the proposed wall sign can be allowed because of the limitations caused by the canopy on the building, and that the proposed sign is in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw.

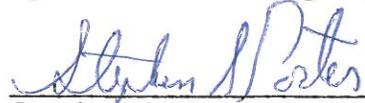
Therefore, a special permit is hereby granted to allow a wall sign advertising Lutof's at 200 Linden Street, said sign to be no higher than 16'6" and no larger than 36 square feet in area as shown on plans submitted to this Authority.

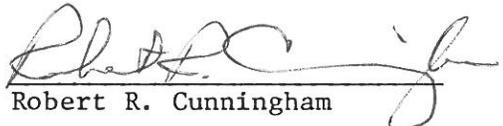
The Building Inspector is hereby authorized to issue a permit for the sign upon his receipt and approval of an application.

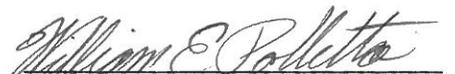
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Building Inspector

mam

  
Stephen S. Porter, Chairman

  
Robert R. Cunningham

  
William E. Polletta