



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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WELLESLEY, MASS.

86-22

Petition of Wellesley College
106 Central Street

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, March 20, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of WELLESLEY COLLEGE requesting Special Permits and variances pursuant to Section XXIIA, Section XXV and Section XXIV-D of the Zoning Bylaw to allow five standing signs on the WELLESLEY COLLEGE CAMPUS at 106 CENTRAL STREET, in an Educational District, as follows: Signs 1 and 2 at the Route 135-Central Street entrance; #3 at the Route 16-Washington Street entrance; #4 at the Fiske Gate pedestrian entrance, Central Street and Weston Road; #5 at Route 135 near the Sports Center.

On March 3, 1986 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 Barry Monahan, Business Manager of Wellesley College, who stated that they wish to replace 4 existing signs and add a 5th sign. He presented photos showing the locations of the proposed signs and stated that the Design Review Board has approved all of the signs.

Present at the hearing and speaking in favor of the request: Marjorie Nealon, 30 Jackson Road, William Fredrickson, 37 Jackson Road.

Statement of Facts

The property in question is the Wellesley College campus, bordered by Central Street (Route 135), Weston Road and Washington Street (Route 16), in an Educational District.

Wellesley College proposes five new standing signs at the main campus entrance, at the new Towne Fieldhouse and at the Fiske Gate. A variance is requested to allow five signs. The Zoning Bylaw allows only one standing sign per lot for educational use.

The proposed signs are as follows:

Signs #1 and #2, at the Central Street (Route 135) entrance, require a Special Permit for the area (20 sq. feet), height (6'4"), and setback from the street (8 ft.).

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The signs will replace two existing signs. Each sign will be externally illuminated by two ground mounted uprights.

Sign #3, at the Washington Street (Route 16) entrance, requires a Special Permit for the area (15 sq.ft.), height (6') and setback from the street (10'). The sign will replace an existing sign and will be illuminated in the same manner as Signs #1 and #2.

Sign #4, at the Fiske Gate pedestrian entrance to the college (at the intersection of Weston Road and Central Street) requires a Special Permit for the area (19.25 sq.ft.). The sign will replace an existing sign and will be illuminated in the same manner as Signs #1 and #2.

Sign #5, at the Towne Fieldhouse, the new sports center complex on Central Street (Route 135), would be a new double-faced sign. A Special Permit is required for the area (17.5 sq. ft.), the height (6'6") and the setback from the street (3'). The sign will not be illuminated.

All signs will have black backgrounds and golden polished bronze letters.

Sketches of the signs and location maps were submitted, drawn by Carol R. Johnson & Associates, Cambridge, Ma.

The Design Review Board held a preliminary review of the plans and a final review on March 6, 1986 at which time the Board approved the signs as presented. Letters of February 14, 1986 and March 13, 1986 are on file.

The Planning Board, at its regular meeting of March 18, 1986, voted to offer no comment on the petition but to support the recommendations of the Design Review Board.

Decision

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

The petitioner, Wellesley College, is requesting a variance to allow five standing signs on the Wellesley College campus and Special Permits as outlined in the Statement of Facts.

This Authority is of the opinion that a variance can be granted for five signs because of the size of the campus, the fact that there are several entrances to the campus, and for the convenience of visitors to the campus. It is the opinion of this Authority that a literal enforcement of the provisions of the Zoning Bylaw would involve a hardship to the petitioner and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

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Regarding the Special Permits requested for all five signs, it is the opinion of this Authority that the signs requested are in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw.

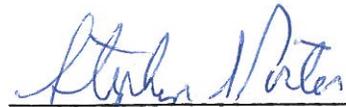
Therefore, a variance is granted pursuant to Section XXIV-D of the Zoning Bylaw and Special Permits are granted pursuant to Section XXV and Section XXIIA of the Zoning Bylaw to allow the five proposed signs at the Wellesley College campus according to the plans submitted to this Authority.

The Inspector of Buildings is hereby authorized to issue permits for the five signs upon his receipt and approval of applications.

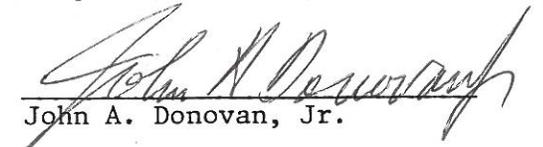
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings

mam



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

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TOWN CLERK'S OFFICE
WELLESLEY, MASS.