



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-63
Petition of Christ Church United Methodist
9 Wellesley Avenue

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, August 26, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of CHRIST CHURCH UNITED METHODIST requesting a variance from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to replace its existing standing sign with a new single faced standing sign with an area of 24 square feet at a height of 6 feet at its premises at 9 WELLESLEY AVENUE, in a Single Residence District. Said sign will exceed the allowed area of 1 square foot and the allowed height of 4 feet for signs in a Single Residence District.

On August 9, 1993, the petitioner requested a hearing before this Authority, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Kevin Embree, who was accompanied by his father, David Embree, a trustee of the church. Kevin Embree stated that the sign is 6 feet wide by 4 feet in height. The new sign will be 4 inches taller than the existing sign. The signboard will be fiberglass with wooden posts. The new sign will be located in the same position as the existing sign.

Eleanor Sekula, 30 Riverdale Road, representing her husband Frank, who is Chairman of the Board of the church, expressed support for the sign. The present sign needs to be replaced, as it is in poor condition and has limited visibility.

Kevin Embree stated that the new sign, although in the same location, will be more visible as the lettering will be larger, and will include the church symbol of a cross and flame, which does not appear on the existing sign. The sign will contain removable plates to enable names and dates to be changed.

No other person present had any comment on the sign.

Statement of Facts

The subject property is located at 9 Wellesley Avenue, in a Single Residence District, and is owned by Christ Church United Methodist.

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The petitioner is requesting to replace an existing standing sign with a new single faced standing sign which would have an area of 24 square feet and a height of 6 feet. A variance is requested as all signs in a Single Residence District are restricted to an area of 1 square foot and a height of 4 feet. The proposed sign will have conforming setbacks as it will be located 18 feet from Wellesley Avenue, 15 feet from Brook Street and 28 feet from Washington Street. The minimum allowed setback is 15 feet in a Single Residence District.

A site plan showing the proposed location of the sign; a sketch of the proposed sign; and photographs of the existing sign were submitted. A letter from Samuel M. Johnson, Minister, in support of the sign, was also submitted.

On July 29, 1993, the Design Review Board reviewed the sign proposal and recommended reduction in the proposed sign from 8 feet 2 inches to 6 feet; and changes in the width and height of the sign poles. These recommendations were incorporated into the final submission. The Design Review Board voted to approve the amended sign proposal.

On August 24, 1993, the Planning Board reviewed the petition and voted to support the recommendations of the Design Review Board.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The petitioner is requesting a variance for a single faced standing sign to identify the Christ Church United Methodist at its premises at 9 Wellesley Avenue, in a Single Residence District.

This Authority is of the opinion that the area and height of the proposed sign are necessary to properly identify the location of Christ Church United Methodist at the intersection of three major town roadways, and that the needs of the Church in regard to identification require a larger sign than is allowed by right in a Single Residence District.

Therefore, a variance is hereby granted for the proposed sign subject to construction in accordance with the site plan and sign sketch as submitted and noted in the foregoing Statement of Facts, and subject to the issuance of a permit by the Inspector of Buildings.

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

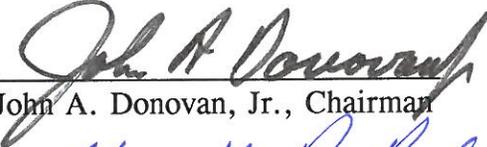
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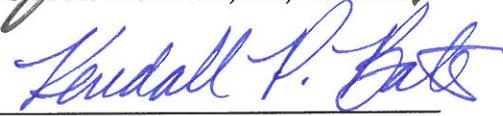
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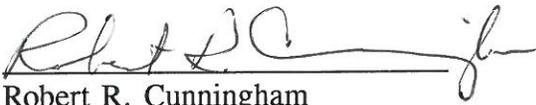
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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