



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-1599

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WELLESLEY, MA 02181

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1998 AUG -4 A 8:19

SUMNER H. BABCOCK
ROBERT A. BASTILLE
CYNTHIA S. HIBBARD

ZBA 98-64

Petition of Christ Church United Methodist
2 Brook Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 23, 1998 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 Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow installation of an externally illuminated 2 foot by 9 foot wall sign at a height of 13.5 feet at its premises at 2 BROOK STREET, in a Single Residence District, which will exceed the allowed area of 1 square foot and the allowed number of signs (1) in a Single Residence District, as the Church has an existing standing sign.

On July 7, 1998, the petitioner filed a request for 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 Doreen Embree, who represented the Church. Mrs. Embree said that the Church was requesting the sign for identification of the premises from Route 135. The sign will be composed of satin milled, non-reflective, aluminum individual letters and a red and black symbol to be placed on the brick wall of the church. There will be a spot light on the sign, which will be on the same timer as the standing sign. The illumination will be turned off sometime between 10 p.m. and 11 p.m.

The Board was satisfied that the illumination of the sign would not present a hardship to the dwelling at 100 Wellesley Street, which has large windows facing the wall on which the sign will be placed.

No other person had any comment on the petition.

Statement of Facts

The subject premises are located at 2 Brook Street, in a Single Residence District, with frontage on Brook Street and Wellesley Avenue. The Church is requesting a Special Permit to install a 2 foot by 9 foot wall sign identifying the Church, which will exceed the allowed area of 1 square foot and the allowed number of signs (1) in a Single Residence District, as the Church has an existing standing sign for which permission was granted by the Board of Appeals in 1993 (ZBA 98-63).

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A design of the sign, a design showing its placement on the facade, a letter of authorization dated June 21, 1998, signed by Paul Nyren, Chairman of the Board of Trustees, and photographs were submitted.

On June 11, 1998, the Design Review Board reviewed the proposal for the wall sign, and noted that the lighting might have a better effect if placed below the sign. The Design Review Board approved the sign proposal as presented.

On July 21, 1998, the Planning Board reviewed the petition and had no objection to the granting of the request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner is requesting a Special Permit for a wall sign to identify Christ Church United Methodist from Wellesley Avenue (Route 135).

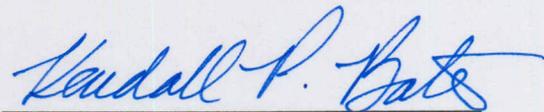
This Authority is of the opinion that the proposed wall sign is in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw.

Therefore, a Special Permit is granted for the proposed sign, as voted unanimously by this Authority at the Public Hearing, subject to installation in accordance with the submitted drawings.

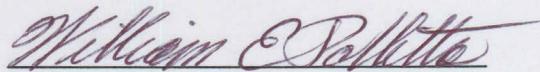
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon his receipt and approval of an application. No sign shall be installed until said permit has been issued.

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.

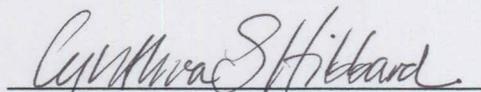
cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Acting Chairman



William E. Polletta



Cynthia S. Hibbard

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Town of Wellesley

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Massachusetts

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Town Hall
525 Washington Street
Wellesley, MA. 02181
Tel. (781) 431-1019 ext. 234
Fax (781) 237-6495

Noah Luskin, *Planner*

June 12, 1997

Wellesley Zoning Board of Appeals
Wellesley Town Hall
Wellesley, Massachusetts 02181

RE: Christ Church United Methodist, 2 Brook Street

Members of the Wellesley Zoning Board of Appeal:

At its regular meeting of June 11, 1998, the Design Review Board reviewed the proposal for a wall sign at 2 Brook Street. The applicant proposed a sign to consist of individual cast metal letters and a black cross with red flame. The letters will be 8" high. The dimensions for the sign are 9' x 2'. Because the sign is located in a single residence district and there is a standing sign on the property, the application will need a special permit from the Zoning Board of Appeals to:

- Exceed the allowed area of 1 square foot
- Exceed the number of signs allowed

The DRB noted that the lighting may have a better effect if placed below the sign. The Design Review Board unanimously voted to approve the proposal as presented.

Sincerely,

Noah A. Luskin
Planner, Town of Wellesley



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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JUL - 1 A 11: 25

Permit Granting Authority and/or
Special Permit Granting Authority
Town of Wellesley, MA 02181

Date: June 22/98

ZBA: 98-64

Gentlemen:

Pursuant to the provisions of Section XXIIA of the Zoning Bylaw, the undersigned hereby
makes application for a Special Permit for a sign(s) at the following location:

2 Brook St.

Owner of Property: Christ Church

Petitioner: Doreen Embree

Mailing Address: 2 Brook Street

Address: 168 Broadmeadow Rd.

Phone: Work: Home: 235:7569

Phone: Work: Home: (781) 449 2182

Signature:

Signature: Doreen Embree

SIGN INFORMATION

Table with 8 columns: TYPE, Illumination Internal/External, Height, Width, Setback, Sq Ft/ Panel, Height Above Ground, Total Area. Row 1: Standing: ---

Table with 8 columns: TYPE, Illumination Internal/External, Height, Width, Area, Height Above Ground, % of Facade, % of Window. Row 1: Wall: ---, checkmark, 2', 9', 18sq', 13 1/2', 13%, ---

Zoning District: Single Residence Use of Property: Church Functions

A Special Permit is requested because for identification of building to
west bound traffic on Rt. 135.

FEE ENCLOSED: \$150.00

Applicants should be aware that the Planning Board reviews all applications. Further
information may be obtained from the Planning Board Office.

Item III.E. of Submission Packet Instructions for Special Permit/Variance to the Sign Regulations of the Town of Wellesley

The proposed sign is to be attached to a bricked wall area near a regularly used entrance to the church. The purpose of the sign is to identify the church to west bound traffic on route 135 (Wellesley Ave.).

As a result of the church's location in a Residential District, the proposed sign is not in compliance with the sign regulations. Because the sign will be viewed from a distance in excess of 38 feet, the limits as to height, and size do not allow us to adequately convey who we are to west bound traffic on Wellesley Ave. Further the regulation against more than one sign does not provide sufficient identification at a corner location.

Item III.F. of Submission Packet Instructions for Special Permit/Variance to the Sign Regulations of the Town of Wellesley

The trustees of Christ Church United Methodist hereby endorse the attached application for a Special Permit/Variance to the Sign Regulations of the Town of Wellesley.

Signed Paul Nyren
Paul Nyren
Chairmen, Board of Trustees

Dated June 21, 1998

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Space on brickwall

14.0"

6"

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Window



CHRIST CHURCH
UNITED METHODIST

10.0

Cast metal letters - $\frac{1}{2}$ " thick
- satin silver finish with sealant coating
- 8" x 6"
- 20 yr guarantee against weather

Cross / Flame - $\frac{1}{4}$ " thick
- milled aluminum
- painted red & black
- 2ft tall