

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

OCT 28 A 8:15

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ZBA 98-88

Petition of Sorrento's Restaurant
978 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 22, 1998 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of SORRENTO'S RESTAURANT requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow installation of a two-sided externally illuminated 2 foot by 9.5 foot panel sign at a height of 13 feet on an existing standing sign set back 16 feet from the front property line at 978 WORCESTER STREET, in a Business District. Said sign will exceed the allowed height of 10 feet and will have less than the minimum setback of 20 feet.

On October 5, 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 Mohammed Basal, owner of Sorrento's Restaurant. Mr. Basal said that he was opening a new Italian restaurant at the site previously occupied by The Steakloft, and more recently by T.J.'s Cantina. He would like to replace the T.J. Cantina sign in order to identify his new restaurant.

The Board stated that the sign complies with the prior sign granted by the Board. The Board recommended that the sign be approved on the condition that all recommendations of the Design Review Board be followed. Mr. Basal agreed with the condition.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 978 Worcester Street, in a Business District, and is owned by Wellesley Realty Trust, which has leased a portion of the building fronting Worcester Street to Mohammed Basal, owner of Sorrento's Restaurant. The building also contains the Wellesley Travel Inn. The restaurant space has been leased in the past to The Steakloft and more recently, to T.J.'s Cantina.

ZBA 98-88
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In 1989, the existing standing sign identifying the Wellesley Motor Inn (now the Wellesley Travel Inn) was installed pursuant to a Special Permit. Thereafter, Special Permits have been granted for hanging panels below the original sign to The Steakloft and to T.J.'s Cantina.

The petitioner is replacing the existing internally illuminated 76.6 square foot two-sided sign at a height of 13 feet and a setback of 16 feet from the front property line. The new sign identifying Sorrento's Restaurant will be a 38 square foot two-sided (19 square feet per side) externally illuminated panel sign at a height of 13 feet and set back 16 feet from the front property line. A Special Permit is required to exceed the allowed height of 10 feet and to have less than the required front setback of 20 feet.

The sign will have a green surface with white letters stating "Sorrento"s on one line and "Brick Oven Pizzeria" on the second line.

A drawing of the sign by Modern Awning; a sketch of the entire sign; and photographs were submitted.

On September 10, 1998, the Design Review Board reviewed the proposal and approved the sign with recommendations as to color and message.

On October 13, 1998, the Planning Board reviewed the petition and recommended that the sign be approved in accordance with the Design Review Board recommendations.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner is requesting a Special Permit for the height and setback of the proposed sign.

It is the opinion of this Authority that the proposed replacement sign panel is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw in respect to height and setback.

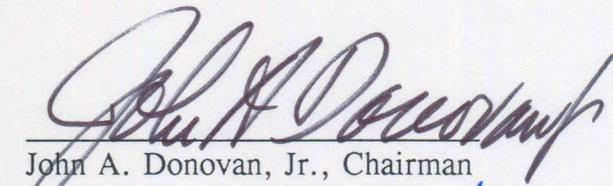
A Special Permit is granted, as voted unanimously by this Authority at the Public Hearing to install the externally illuminated 38 square foot double-sided sign panel at a height of 13 feet and a setback of 16 feet which will identify Sorrento's Restaurant on the condition that the recommendations of the Design Review Board are followed.

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

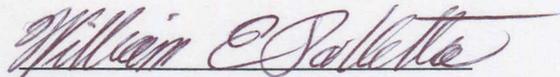
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


William E. Polletta

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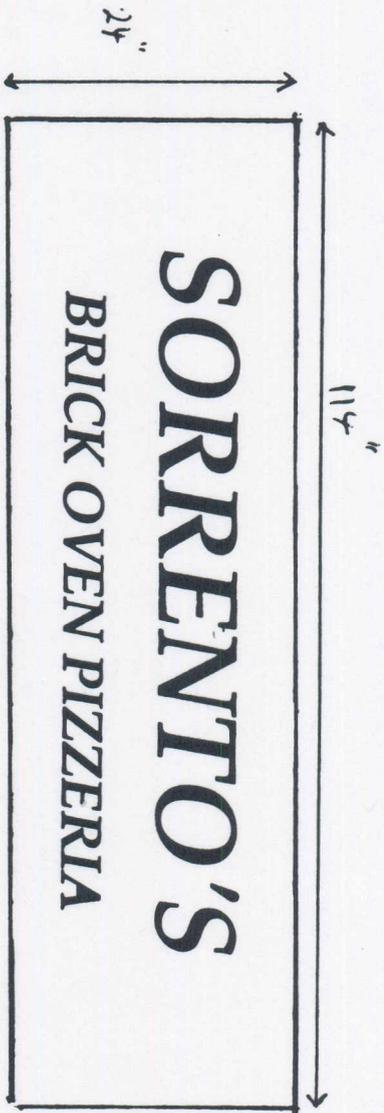
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1998 OCT -5 A 10: 48

WELLESLEY 
TRAVEL INN
SORRENTO'S BRICK OVEN PIZZERIA

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Green Surface with white lettering.

3" Margin above and under the letters.

12" High Letters "SORRENTO'S".

4" High letters "BRICK OVEN PIZZERIA"

2" Space between the two lines.

Modern Awning
123 Airport Rd
Fitchburg MA 01420
(978) 343-3210