

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

Petition of Robert and Norman B. Leventhal

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:30 p.m. on July 30, 1964, on the petition of Robert and Norman B. Leventhal requesting revision of the Special permission granted to them to erect two signs to identify the Wellesley Office Park, on land located in an Administrative and Professional District, one to be located on the westerly corner of William Street and Worcester Street (Route 9) and the other to be located at 44 Glenwood Avenue, in accordance with the requirements of Section XXIIIA, Subpart 2, of the Zoning By-law.

John J. Cooke, Engineer, represented the petitioners at the hearing.

The following persons expressed their opposition to a sign being erected at the corner of William Street and Worcester Street if the proposed sign is allowed to be larger than a directional sign and one which would advertise "Wellesley Office Park": Violet Connors, 12 William Street, Howard Bolles, 10 William Street, Alice Hamilton, 8 William Street and Samuel Sicchio, 149 Benvenue Street.

The Planning Board offered no objection to the granting of the request in its report.

On June 9, 1964, the petitioners filed their request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved is located within an Administrative and Professional District which permits among other uses offices and establishments for research and development.

In October, 1963, the petitioners requested permission to erect two signs at the above-described locations to identify the Wellesley Office Park. This Board granted two special permits under the provision of Section XXIIIA, Part E, of the Zoning By-law authorizing the erection of two signs subject to conditions imposed in that decision. (See Petition of Robert and Norman B. Leventhal filed with Town Clerk on May 11, 1964.)

The petitioners now request that certain revisions be made in the conditions imposed in that decision so that they may provide better identification for the Wellesley Office Park.

Sign #1, located at the Corner of Worcester Street and Route 128.

The petitioners request permission to utilize the second panel of the sign for either the name of the rental agent, owner, builder or

developer, or any combination as they may desire. They further request permission to erect the sign to a height of forty-five feet above the ground elevation of 60.00 rather than the limitation of thirty feet as stated in the decision.

Sign #2, located at the corner of William Street and Worcester Street.

The petitioners request permission to erect a sign 3'6" x 10' rather than one restricted to four square feet in area as imposed in the Board's decision.

Drawings of the proposed signs were submitted, dated June 5, 1964.

Decision

The Board has carefully studied the new plans submitted and the requested revisions and has taken another view of the loci.

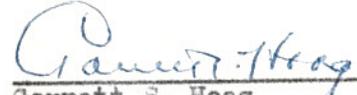
It is the opinion of this Board that Sign #1, located at the corner of Worcester Street and Route 128, can be erected to a height of thirty-five feet without proving garish, offensive or injurious to the neighborhood or to traffic and safety conditions therein. Nor will it be otherwise detrimental to the public safety and welfare.

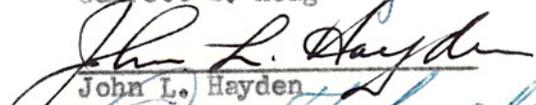
The Board, however, feels that the limitation of four square feet in area should not be increased for Sign #2, which is to be located at the corner of William and Worcester Streets.

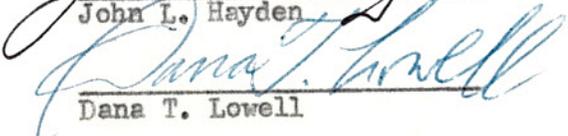
Accordingly, the conditions imposed in this Board's decision recorded with the Town Clerk on May 11, 1964, remain unaltered except that sign #1 may be thirty-five feet high.

The conditions imposed for sign #1 are hereby revised to read as follows:

1. Said sign shall not exceed 300 square feet in area and shall not exceed thirty-five (35) feet in height and shall not be located within thirty (30) feet of any property boundary line.
2. Said sign may include the following and no more:
 - (a) Wellesley Office Park
 - (b) The name of the rental agent and
 - (c) The words, "Rental Agent"


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