

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY

ZBA 2005-80

Petition of First Church of Christ, Scientist
8 Rockland Street

Petition of FIRST CHURCH OF CHRIST, SCIENTIST requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install two 3 foot by 5 foot single-sided signs with a total area of 15 square feet that will stand 6 feet in height. The proposed signs will replace existing signs at 8 ROCKLAND STREET and on LINDEN STREET, in a Single Residence District. A Special Permit is requested to exceed the area of 1 square foot and the maximum height of 4 feet that is allowed in a Single Residence District. The Rockland Street sign will have less than the 15 foot setback that is allowed in a Single Residence District. Plans may be examined in the office of the Board of Appeals.

On October 17, 2005, 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 were Kathy and Russ Cramer, who said that they live on Greylock Road and are both members of the Christian Science Church.

The Board asked if the signs will be in the same locations. Ms. Cramer said that the sign that is facing Linden Street has been moved. Mr. Cramer said that it had rotted and someone had put it back up in a different location. The Board confirmed that the new sign will be in the original location.

The Board asked if the petitioners would be making the changes recommended by the Design Review Board. Ms. Cramer said that they will be making the changes.

The Board said that the Planning Board had no objection to granting the request.

Tim Hill, 416 Linden Street, asked if the use of the small green sandwich board sign advertising Sunday School and the portable sign announcing when the Reading Room is open will be discontinued once the new signs are installed. Ms. Cramer said that it had not been their intention to discontinue the use of those signs.

Mr. Hill asked if those signs required special permits. He said that the small sign is approximately 2 ½ square feet and is chained to a tree. He said that the sign for the Reading Room is probably six to eight square feet. Mr. Cramer said that sign is rolled out when the Reading Room is open or when church services occur.

ZBA 2005-80
Petition of First Church of Christ, Scientist
8 Rockland Street

The Board said that temporary signs do not require a permit. Mr. Cramer said that the Sunday School and Reading Room signs are temporary. The Board questioned the need for the Sunday School sign since that information will be listed on the new sign. The Board said that the Reading Room sign could be put up and taken down as necessary.

The Board asked about the style change of the signs. Mr. Cramer said that they thought that it was an aesthetic improvement. The Board asked about the materials and colors of the support posts. Ms. Cramer said that they are a composite. The posts will be white and the sign will have black letters on a white background.

The Board asked why the petitioners were looking to increase the size of the signs. Ms. Cramer said that the larger signs are more in scale with the building.

The Board said that the petitioners will also require Zoning relief for having more than the one sign that is allowed in a Single Residence District.

The Board said that the setbacks were measured from the sidewalk, not the lot line.

Statement of Facts

The subject property is located on a corner lot at the intersection of 8 Rockland Street and Linden Street, in a Single Residence District.

The petitioner is requesting a Special Permit to install two 3 foot by 5 foot single-sided signs with a total area of 15 square feet that will stand 6 feet in height. The proposed signs will replace existing signs at 8 Rockland Street and on Linden Street. A Special Permit is requested to exceed the area of 1 square foot, the maximum height of 4 feet, and the number of signs that are allowed in a Single Residence District. A Special Permit is requested to have less than a 15 foot setback for the Rockland Street sign.

A sketch of the new signs with a description of lettering, a sketch of existing signs and locations, and photographs were submitted.

On September 14, 2004, the Design Review Board reviewed the petition and voted to:

Recommend the Zoning Board of Appeals approve the proposed standing signs to be located at 8 Rockland Street subject to the rearrangement of the wording as discussed.

On October 25, 2005, the Planning Board reviewed the petition and had no objection to granting the request.

ZBA 2005-80
Petition of First Church of Christ, Scientist
8 Rockland Street

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that the premises are being used for a religious purpose within the meaning of Massachusetts General Laws c. 40A, s. 3 and that the installation two 3 foot by 5 foot single-sided signs with a total area of 15 square feet that will stand 6 feet in height, one of which will have less than a 15 foot setback, is reasonable within that context.

Therefore, a Special Permit is granted, as voted unanimously by this Authority, to install the signs in accordance with the submitted drawings, subject to the following conditions:

1. Temporary signs will be removed after use
2. The signs will be set back in compliance with the bylaw.

The Inspector of Buildings is hereby authorized to issue a permit for the proposed signs subject to approval of a sign application. No sign shall be installed until said permit has been issued.

ZBA 2005-80
Petition of First Church of Christ, Scientist
8 Rockland Street

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.

Richard L. Seegel, Chairman

David G. Sheffield

J. Randolph Becker

cc: Planning Board
Inspector of Buildings
lrm