

**ZONING BOARD OF APPEALS**

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

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ZBA 2007-75

Petition of Elmwood Baptist Church  
42 Elmwood Road

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Petition of WELLESLEY BAPTIST CHURCH requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to install a 4 foot by 6 foot externally illuminated two-sided standing sign, with a total area of 48 square feet, at a height of 6.5 feet, setback 5 feet from the property boundary, at 42 ELMWOOD ROAD, in a Single Residence District.

On October 23, 2007, 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 Robert Tildsley, who said that he was representing the Elmwood Baptist Church (the "Petitioner"). Mr. Tildsley said that Wellesley Baptist Church was changing its name to Elmwood Chapel and that the new name of the church will be on the proposed sign. He said that the existing sign was installed parallel with Elmwood Road, making it difficult for motorists on Elmwood Road to see. He said that the existing sign is anodized aluminum with removable letters. The proposed two-sided sign will be installed so that it is perpendicular to Elmwood Road and will be placed beyond the tree line. The proposed sign is red oak with a green background and gold leaf letters, mounted on granite posts. A six inch reader panel will list the time of services. The proposed sign will be the same size as the existing sign.

Mr. Tildsley said that the exterior lighting of the sign will be shut off no later than 9:00 p.m.

The Board confirmed that the proposed sign will have a five foot setback from the sidewalk, not the street.

Mr. Tildsley said that the legal change of name for the church should be complete by the end of the year.

Mr. Tildsley said that the plans that were submitted to the Zoning Board reflect the changes that were requested by the Design Review Board.

There was no one present at the Public Hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 42 Elmwood Road, in a Residential District.

The Petitioner is requesting a Special Permit to install a 4 foot by 6 foot externally illuminated two-sided standing sign, with a total area of 48 square feet, at a height of 6.5 feet, setback 5 feet from the sidewalk.

**Submittals from the Petitioner**

- Site Plan of 42 Elmwood Road, dated 10/17/07, drawn by Robert Tildsley
- Proposed Sign Drawing, dated 10/17/07, drawn by Robert Tildsley
- Photographs of Existing and Proposed signs

On October 26, 2007, the Design Review Board voted to recommend that the Zoning Board of Appeals approve the proposed standing sign subject to the cross being dropped down slightly by approximately 2 inches.

On October 29, 2007, the Planning Board reviewed by the petition and had no objection to granting 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 to install a 4 foot by 6 foot externally illuminated two-sided standing sign, with a total area of 48 square feet, at a height of 6.5 feet, setback 5 feet from the sidewalk, that will exceed the total area, height and setback that is allowed in a Single Residence District.

It is the opinion of this Authority that granting a Special Permit to allow for installation of a 4 foot by 6 foot externally illuminated two-sided standing sign is in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

Therefore a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing for a 4 foot by 6 foot externally illuminated two-sided standing sign, in accordance with the submitted plans and drawings, subject to the following condition:

- exterior lighting of the sign shall be on a timer that shall be shut off no later than 9:00 p.m.

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

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Richard L. Seegel, Chairman

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J. Randolph Becker

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Robert W. Levy

cc: Planning Board  
Inspector of Buildings  
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