

**ZONING BOARD OF APPEALS**

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

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ZBA 2008-41
Petition of Harvard Vanguard
230 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 12, 2008 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of HARVARD VANGUARD requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to replace an existing standing sign with a total area of 100 square feet, at a height of 12 feet, and a 15 foot 4 inch setback with a new sign with a total area of 100 square feet, at a height of 10 feet 8 inches, and a 15 foot 4 inch setback, in a Commercial District, at 230 WORCESTER STREET.

On May 27, 2008, 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 Heather Dudko, who said that she was representing Harvard Vanguard (the "Petitioner").

The Board said that the proposed sign is an improvement over the existing sign.

Ms. Dudko said that there are two existing wall signs that will be changed but do not require a Special Permit. She said that all of the signs were reviewed by the Design Review Board. Ms. Dudko displayed plans for the existing and proposed wall signs.

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

Statement of Facts

The subject premises is located at 230 Worcester Street, in a Commercial District. The Petitioner is requesting a Special Permit to replace an existing standing sign with a total area of 100 square feet, at a height of 12 feet, and a 15 foot 4 inch setback with a new sign with a total area of 100 square feet, at a height of 10 feet 8 inches, and a 15 foot 4 inch setback.

Elevation Drawings, A0855.1 and A0855.2, dated 2/18/08, drawn by APD, Site Plan, stamped by Daniel Levenson, Registered Professional Engineer, and photographs were submitted

On May 19, 2008, the Design Review Board voted unanimously to recommend that the ZBA approve the proposed standing sign.

On June 2, 2008 the Planning Board reviewed 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 subject standing sign does not conform to the current Zoning Bylaw in regard to total area and height that is allowed by right in a Commercial District fronting Worcester Street.

It is the opinion of this Authority that replacement of the standing sign will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw in regard to total area and height.

Therefore, a Special Permit is granted for the standing sign with a total area of 100 square feet, at a height of 10 feet 8 inches, and a 15 foot 4 inch setback.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. 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.

Richard L. Seegel, Chairman

Cynthia S. Hibbard

David L. Grissino

cc: Planning Board
Inspector of Buildings
lrm