



ZONING BOARD OF APPEALS

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

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ZBA 2013-18
 Petition of Ramez Ghobrial
 12C Washington Street

Record Owner of Property: Lower Falls LLC

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 7, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of RAMEZ GHOBRIAL requesting a Special Permit pursuant to the provisions of Section IXB, Section XXIIA and Section XXV of the Zoning Bylaw for installation of a double sided 25 square foot standing sign with 12.5 square feet per side, set at a height of 6 feet, with a 5 foot setback, at 12C WASHINGTON STREET, in the Lower Falls Village Commercial District.

On February 19, 2013, 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 Rady Rogers and Ramez Gobrial (the "Petitioner").

Ms. Rogers said that the request is for a standing sign that will conform to all Zoning requirements except for setback. She said that the business is not visible from any street.

Ms. Rogers said that the logic behind having the phone number on the sign was to maximize space on the sign. She said that the Design Review Board (DRB) discussed whether or not to have writing inside the arrow and concluded that it would not make a big difference in the design of the sign. She said that a lot of the business comes from deliveries and the phone number is an important element on the sign.

Ms. Rogers said that setting the sign back 15 feet would put it by the tree. She said that bringing the sign closer to the property line will make it more visible for pedestrians and vehicles. She said that the sign will be placed at the one way entrance to access Mark's Pizza. She said that it is the only place where a sign can be installed. She said that the sign will be located in a small landscaped area.

The Board said that vehicles are not supposed to exit from that location. The Board said that the sign will not obstruct the view of vehicles. Ms. Rogers said that the exit is out to River Street.

The Board said that, as shown on the plans, the five foot dimension is measured parallel to the side lot line. The Board said that it should be measured perpendicular to the street line. The Board said that it would be granting relief for the location of the sign. The Board said that it will need to see two

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dimensions, one from the street and one from the property line at Taylor Rental. The Board said that a condition of the decision will be that a plan that shows the actual setbacks location of the sign be submitted.

The Board said that a condition will be that the signpost be located not less than five feet to the property line. The Board said that the sign itself will be approximately two feet from the property line.

The Board confirmed that the sign will not be illuminated.

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

Statement of Facts

The Petitioner is requesting a Special Permit for installation of a double sided 25 square foot standing sign with 12.5 square feet per side, set at a height of 6 feet, with a 5 foot setback, at 12C Washington Street, in the Lower Falls Village Commercial District.

Letter to Zoning Board of Appeals, dated 2/13/13, from Ramez Ghobrial, Owner, Mark's Pizza and Subs, Site Plan showing sign location, Project Proof and Photosimulation, dated 3/20/12, prepared by Sign*A*Rama, and photographs were submitted.

On May 23, 2012, the Design Review Board reviewed the application and voted unanimously to accept the proposal as presented.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is a double sided 25 square foot standing sign with 12.5 square feet per side, set at a height of 6 feet, with a 5 foot setback.

It is the opinion of this Authority that installation of a double sided 25 square foot standing sign with 12.5 square feet per side, set at a height of 6 feet, with a 5 foot setback, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be will in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of a double sided 25 square foot standing sign with 12.5 square feet per side, set at a height of 6 feet, with a 5 foot setback, subject to the following conditions:

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1. The location of the signpost for the proposed standing sign shall be no less than five feet perpendicular from the property line at Washington Street.
2. A revised plan shall be submitted that shows the dimensions of the location of the sign from Washington Street and from the property line that separates the parcel that Mark's Pizza is located on and the adjacent Taylor Rental property.

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.



J. Randolph Becker, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

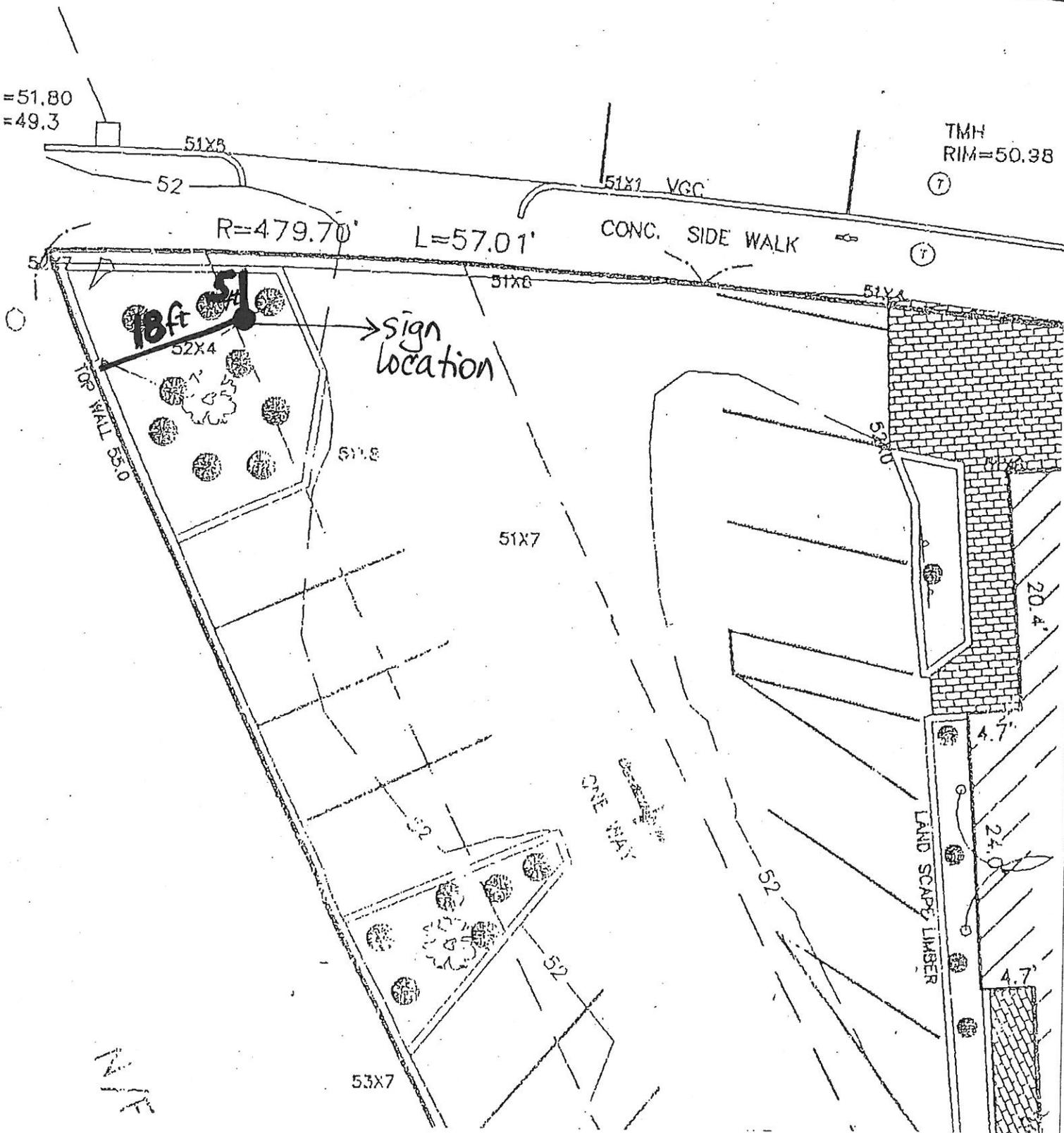
WASHINGTON

2X2

51X5

=51.80
=49.3

TMH
RIM=50.98



N