



ZONING BOARD OF APPEALS

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

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ZBA 2013-59
 Petition of RDK Company, Inc.
 471-473 Washington Street

2013 AUG 22 P 3:00
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 8, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of RDK COMPANY, INC. requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of a wall sign that will not be located on the façade of the business establishment, at 471-473 WASHINGTON STREET, in a Business District.

On July 22, 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 was Michael Collins, Architect, representing the property owner, RDK Company, Inc., (the "Petitioner").

Mr. Collins said that this application is a portion of larger facelift project. He said that they met with the Design Review Board and received approval for signage on the front of the building, awnings and a structure that will obscure a great deal of the stone on the building.

Mr. Collins said that this application is for The Ice House, which is a business located in the basement. He said that because the business is in the basement, there is no façade. He said that the proposed blade sign will be above the stairs that lead down into The Ice House.

Mr. Collins said that the proposed sign will be approximately 2.5 square feet, which is 3.4 percent of the actual façade for the business.

Mr. Collins submitted a rendering of proposed changes to the building.

Mr. Collins said that all of the signs in the windows will be removed. He said that they will be putting a curb in and planting at the front. He said that Mark Reynolds has taken partial ownership of the building and is looking to make improvements.

The Board confirmed that there will be no lighting for the sign.

Mr. Collins said that there is a through wall air conditioner on the side elevation that the proposed sign will obscure.

Mr. Collins said that The Ice House does skate sharpening and sales of ice skates. He said that the business was somewhat connected to St. Moritz when they had the skating rink out back.

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 wall sign that will not be located on the façade of the business establishment, at 471-473 Washington Street, in a Business District.

Letter to ZBA, dated 7/17/13, from Mark Reynolds, RDK Company, Inc., Existing Building & Existing Sign Photographs, Adjacent Buildings & Opposite Buildings Photographs, Proposed Front & Sign Elevation, Proposed Side Elevation, dated 7/17/13, prepared by D. Michael Collins, Architect, were submitted.

On July 18, 2013, the Design Review Board reviewed the application and voted unanimously to recommend approval of The Ice House blade sign, as presented.

On August 6, 2013, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is a 2.66 square foot blade sign set at a height of 7 feet 10 inches, perpendicular to the side elevation at 471-473 Washington Street.

It is the opinion of this Authority that installation of a 2.66 square foot blade sign set at a height of 7 feet 10 inches, perpendicular to the side elevation at 471-473 Washington Street will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be 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.

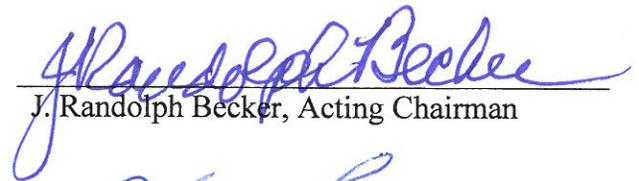
Therefore, a Special Permit is granted for installation of a 2.66 square foot blade sign set at a height of 7 feet 10 inches, perpendicular to the side elevation at 471-473 Washington Street.

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.

ZBA 2013-59
Petition of RDK Company, Inc.
471-473 Washington Street

2013 AUG 22 P 3:08
TOWN CLERK'S OFFICE
MILLSLEY MA 02482

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



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

MARK'S OFFICE
 WELLESLEY MA 02482
 2013 JUL 22 A 10:49

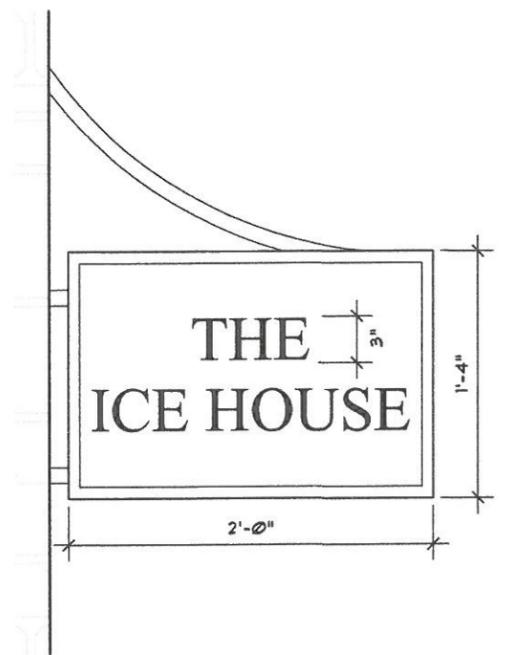


WHITE PAINTED WOOD SIGN
 w/ BLACK LETTERING, TIMES
 NEW ROMAN FONT, AND
 METAL FRAME + HANGING
 BRACKET

THE
 ICE HOUSE

2'-0"

1'-4"

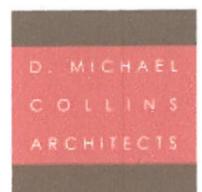


Proposed Front Elevation
 SCALE: 1/4" = 1'-0"

Proposed Sign Elevation
 SCALE: 1" = 1'-0"

471-473 WASHINGTON STREET, WELLESLEY, MA
 OWNER OF PROPERTY/PETITIONER: RDK COMPANY, INC.: RAY REYNOLDS, MARK REYNOLDS
 PO BOX 81322, WELLESLEY HILLS, MA 02481

7-17-13



PLANNING OFFICE
WELLESLEY MA 02482
2013 JUL 22 A 10:49



Proposed Side Elevation
SCALE: 3/16" = 1'-0"

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