



ZONING BOARD OF APPEALS

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

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ZBA 2014-12
Petition of East West Enterprises Co., LTD
555 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 6, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of EAST WEST ENTERPRISES CO., LTD requesting a Special Permit pursuant to the provisions of Section IXC, Section XXIIA and Section XXV of the Zoning Bylaw for installation of a wall sign that will meet all dimensional requirements to be located on another business establishment's façade due to the business's location on the lower level of the building at 555 WASHINGTON STREET, in the Wellesley Square Commercial District.

On February 18, 2014, 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 Jake Maulin owner and trainer at TriJake Fitness at 555 Washington Street. He said that the request is for relief to place a sign on the storefront next to Soolman Nutrition & Wellness. He said that the storefront is not his.

The Board confirmed that the application was signed by the owner. The Board said that the owner should note that he cannot have another sign there if he rents another vacant store. Mr. Maulin said that the owner is aware of that.

The Board said that there is a temporary sign up. Mr. Maulin said that it is a banner that was approved by the Building Inspector.

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 pursuant to the provisions of Section IXC, Section XXIIA and Section XXV of the Zoning Bylaw for installation of a wall sign that will meet all dimensional requirements to be located on another business establishment's façade due to the business's location on the lower level of the building at 555 Washington Street, in the Wellesley Square Commercial District.

Final Proof, dated 11/21/2013 and Exhibit D, Proposed Sign, were submitted.

On December 11, 2013, the Design Review Board reviewed the application and voted unanimously to recommend approval of the sign, as presented.

On February 25, 2014, the Planning Board reviewed the petition and recommended that the Special Permit be granted without conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is a 58.5 inch by 29 inch wall sign on a business façade at 555 Washington Street, in the Wellesley Square Commercial District.

It is the opinion of this Authority that installation of a 58.5 inch by 29 inch wall sign on a business façade at 555 Washington Street, in the Wellesley Square Commercial District, 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 58.5 inch by 29 inch wall sign on a business façade at 555 Washington Street, in the Wellesley Square Commercial District.

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.

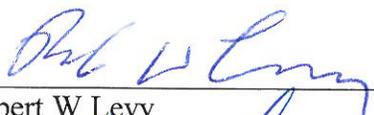
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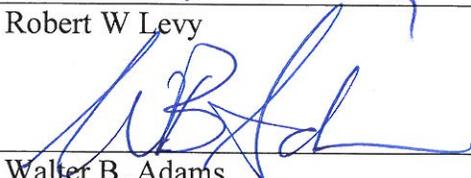
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


Robert W Levy


Walter B. Adams

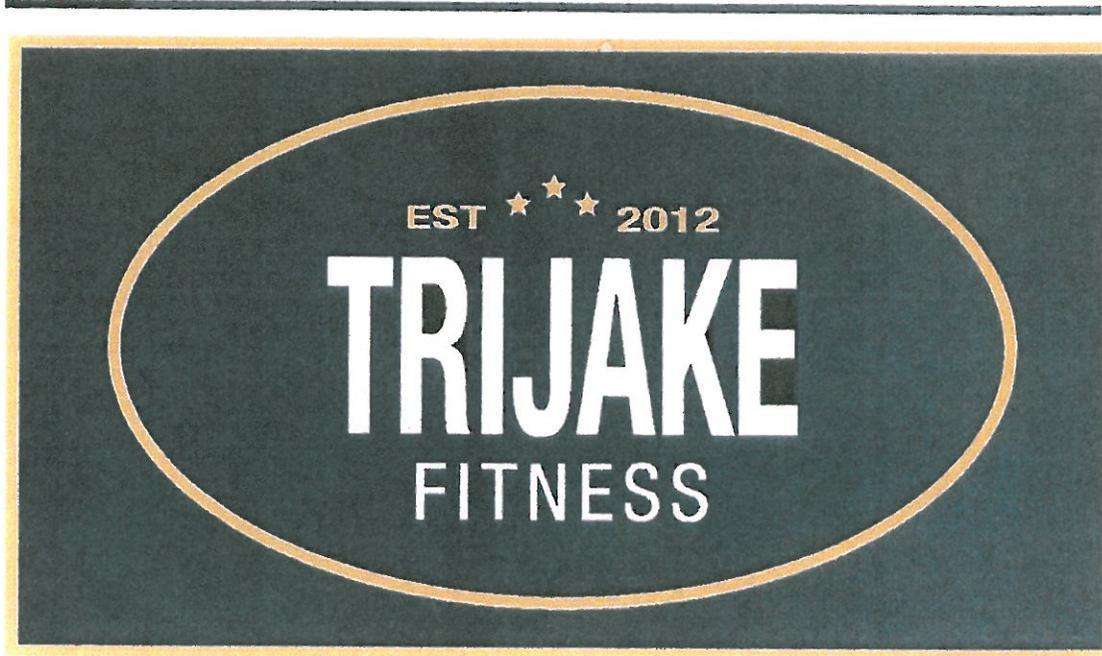
cc: Planning Board
Inspector of Buildings
lrm

FINAL PROOF

11/21/2013

58.5 "

29"



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