

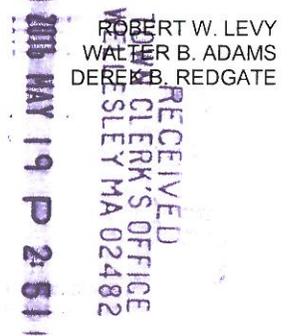


ZONING BOARD OF APPEALS

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

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TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.gov



ZBA 2016-32
Petition of Trong Nyugen
447 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 5, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Trong Nyugen requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of an awning sign that will have a maximum letter height that will exceed the letter height allowed by right and will exceed 25 percent of the portion of the awning to which it will be affixed, at 447 Worcester Street, in a Business District.

On April 19, 2016, 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 Ashley Bernon, representing Trong Nyugen, the Petitioner.

The Board said that it received a recommendation from the Design Review Board (DRB) to reduce the height of the letter A to 18 inches and to reduce the height of the letter B proportionately so that it almost meets the bylaw. Ms. Bernon said that she would agree to that condition.

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 XXIIA and Section XXV of the Zoning Bylaw for installation of an awning sign that will have a maximum letter height that will exceed the letter height allowed by right and will exceed 25 percent of the portion of the awning to which it will be affixed, at 447 Worcester Street, in a Business District.

Sign Information Email, dated 3/21/16, from Bob Bekesha, Pelletier Awning, and Photosimulations were submitted.

On March 10, 2016, the Design Review Board reviewed the application and voted unanimously to recommend approval of the sign, with the "A" reduced to 18 inches high and the "B" reduced accordingly.

On May 3, 2016, the Planning Board reviewed the petition and recommended that the Special Permit be granted, in accordance with the DRB recommendation.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is an awning sign that will have a maximum letter height that will exceed the letter height allowed by right and will exceed 25 percent of the portion of the awning to which it will be affixed, in a Business District fronting Worcester Street.

It is the opinion of this Authority that installation of an awning sign that will have a maximum letter height that will exceed the letter height allowed by right and will exceed 25 percent of the portion of the awning to which it will be affixed 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 an awning sign that will have a maximum letter height that will exceed the letter height allowed by right and will exceed 25 percent of the portion of the awning to which it will be affixed, subject to the following condition:

- The letter "A" shall be reduced to 18 inches and the letter "B" shall be reduced proportionately.

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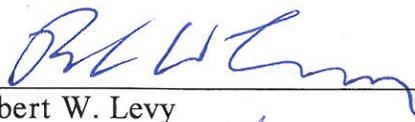
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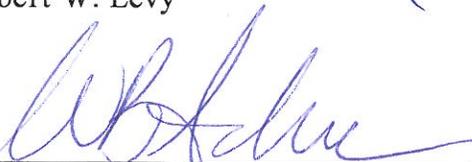
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE
PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm

Anthony's
Barber Shop



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