



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-11

Petition of David E. Nassif (Heathkit Electronic Center)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, April 14, 1983 on the petition of DAVID E. NASSIF, requesting a Special Permit to erect an internally illuminated sign at HEATHKIT ELECTRONIC CENTER, at 165 WORCESTER STREET, in a Business District. Said request is pursuant to the provisions of Section XXV and Section XXIIA, Part C-3-a-4-b of the Zoning Bylaw.

On March 28, 1983, the petition filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the request was Robert Weintraub of Heathkit Electronic Center, who leases the store space from David E. Nassif, owner. Mr. Weintraub stated that, because of the setback from Route 9, the business needs visibility to identify the store. He has appeared before the Design Review Board and is willing to accept their recommendations. He is willing to illuminate the sign only during business hours.

Other than Mr. Weintraub, no one was present at the hearing favoring or opposing the request.

Statement of Facts

The property involved is a commercial building at 165-177 Worcester Street, owned by Worcester Street Associates, David E. Nassif, part of the Wellesley Hills Office Center. Heathkit Electronic Center leases store space at 165 Worcester Street, and has applied for a Special Permit to internally illuminate a wall sign above the door to identify the business. The sign as proposed conforms to Section XXIIA of the Zoning Bylaw, and a sign permit, #648, was issued by the Inspector of Buildings on February 17, 1983.

The application was received by the Board of Appeals prior to the Town Meeting approval of a new sign bylaw in April, 1983. Therefore, it is being treated under the bylaw requirements in effect on March 28, 1983.

Drawings of the proposed sign were submitted, drawn by Cummings, Inc., dated 6/7/82. A location plan was also submitted.

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The Design Review Board conducted a preliminary review of the application on March 16, 1983, and voted unanimously to approve the sign as submitted, subject to the following conditions:

- 1. that the sign be centered above the door;
- 2. that the outer edge of the serifs of the sign's outside letters line up directly above the window mullions closest to the door; and,
- 3. that the letters' size and spacing be reduced proportionately to fit in the location noted above (the letters' height should be approximately 15 inches).

The Design Review Board agreed that a second and final review would not be necessary.

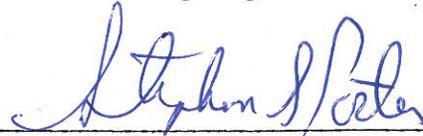
The Planning Board reviewed the request and offered no comment other than to support the recommendations of the Design Review Board.

Decision

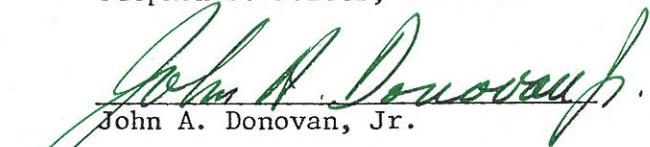
This Authority has made a careful study of the evidence submitted, and is of the opinion that the wall sign as proposed is in harmony with the general purpose and intent of the sign bylaw, and that the request for internal illumination is a valid one, if the illumination is restricted to business hours of Heathkit Electronic Center.

Therefore, a Special Permit is granted for an internally illuminated sign as proposed by the petitioner, subject to the conditions of the Design Review Board, and with the further condition that sign shall be internally illuminated only during the business hours of Heathkit Electronic Center.

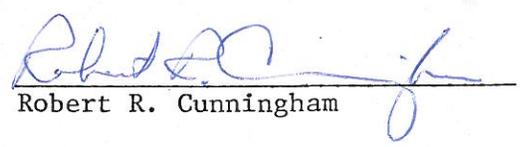
The Building Inspector is hereby authorized to amend the existing Application for Sign Permit to include the internal illumination of the conforming sign for which Sign Permit #648 was issued on February 17, 1983.



 Stephen S. Porter, Chairman



 John A. Donovan, Jr.



 Robert R. Cunningham

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