



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-12

Petition of Commonwealth Mortgage Co. Inc./David Nassif & Associates
195 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 5, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B), Town Hall, 525 Washington Street on the petition of ~~COMMONWEALTH MORTGAGE COMPANY/DAVID NASSIF & ASSOCIATES~~ requesting a Special Permit pursuant to Section XXIIA and Section XXV of the Zoning Bylaw for a sign at 195 WORCESTER STREET in a Business A District, which sign exceeds the height and area requirements of the Zoning Bylaw.

On January 16, 1987 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Scott Campbell, representing Commonwealth Mortgage Co. (CMC). He presented new plans which he said the company preferred to those presented to the Design Review Board, with three separate lines instead of four. He also presented a letter of support from the owner of the property.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property in question is located at 195 Worcester Street in a Business A District. The property is owned by David Nassif and Associates and part of the building is leased by Commonwealth Mortgage Co. Inc (CMC) which will become the sole tenant within 18 months.

CMC wishes to erect a wall sign at 195 Worcester Street. A Special Permit is requested for the area of the sign which would be 47.5 feet as requested at the Public Hearing and the height of 24 feet.

Sketches of the sign were presented by CMC showing the size and location of the sign. The sketches presented at the Public Hearing decreased the size of the sign from 49.85 square feet to 47.5 square feet but the design remained essentially the same. Photos were also submitted.

The Design Review Board reviewed the sign on December 11, 1986 and January 29, 1987 at which time the sign was approved.

The Planning Board on January 27, 1987 voted to support the recommendations of the Design Review Board.

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Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a Special Permit to allow a wall sign at 195 Worcester St.

It is the opinion of this Authority that the proposed wall sign is in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw.

Therefore, a Special Permit is hereby granted for the proposed sign at 195 Worcester Street according to plans presented at the Public Hearing on February 5, 1987, with an area of 47.5 square feet.

The Building Inspector is hereby authorized to issue a permit for the sign upon his receipt and approval of an application.

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.

cc: Planning Board
Building Inspector

mam


Stephen S. Porter, Chairman


John A. Donovan, Jr.


William E. Polletta

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