



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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WELLESLEY TOWN CLERK'S OFFICE  
WELLESLEY, MASS.  
DEC 3 1 49 PM '87

ZBA 87-89  
Petition of Wellesley Friendly Aid Association  
219 Washington Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, November 19, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of the Wellesley Friendly Aid Association requesting a variance from the terms of Sections XXIIA (D)(1) and (3), pursuant to Section XXIV-D of the Zoning Bylaw to allow replacement of an existing standing two-sided sign at 219 Washington Street, in a Single Residence District, with a sign approximately 4'8" by 5'10 1/2" which would exceed the maximum requirements in height and area.

On November 2, 1987, the petitioner filed a request for a hearing before this Board, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Eleanor Mullin, Director of the Wellesley Friendly Aid Association. Ms. Mullin stated that presently there were three signs hanging from a single post which would be replaced by a single sign. The existing signs are approximately 4 feet by 4 feet, 3 feet by 3 feet, 2 feet by 2 feet, and are beyond repair. The new sign will be located in the same place as the existing sign.

No one was present expressing favor or opposition to the request.

Statement of Facts

The subject property is located at 219 Washington Street in a Single Residence District and is owned by the Wellesley Friendly Aid Association. The existing sign is a single post with two arms from which are suspended two signs (Friendly Aid/Chest Council of Wellesley and Council on Aging) on one arm and a single sign (Wellesley Community Center) on the other. The two-sided proposed sign would be 4 feet 8 inches by 5 feet 10 1/2 inches with an area of 55 feet. It would be 8 feet to grade and 17 feet from the street. A variance is requested to exceed the maximum requirements of height and area.

Drawings of the sign prepared by Advanced Signing Inc. and dated August 20, 1987, a Site Plan and photographs were submitted.

The Design Review Board held a final review of the sign on November 12, 1987 and in a letter of November 13, 1987 voted to approve the sign with recommendations.

The Planning Board in a letter of November 12, 1987 stated that it voted to oppose the granting of the variance. The Board had no objection to the height of the sign, but opposed the area of the sign being in excess of 50 square feet at that location.

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Decision

This Authority has made a careful study of the evidence presented. It is the opinion of the Board that although the sign would exceed the maximum requirements in regard to height and area as set forth in Section XXIIA of the Zoning Bylaw, desirable relief may be granted without substantial detriment to the public good, and without substantially derogating from the Zoning Bylaw.

Therefore, a variance is granted for the proposed two-sided sign at 219 Washington Street, 55 square feet in size and no higher than 8 feet above grade as shown in the drawings submitted by Advanced Signing Inc., dated August 20, 1987 with the following conditions:

1. The sign must have brown lettering.
2. The posts, which have flat tops, must be capped or sealed to prevent the wood from rotting.
3. The top of the posts should be lowered 6 inches to accentuate the curve of the top of the sign.

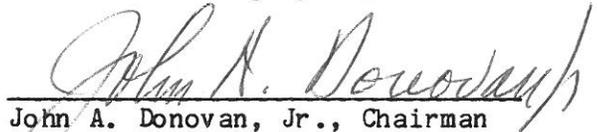
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon his receipt and approval of an application.

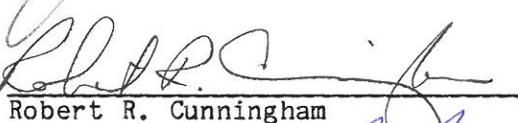
If the rights authorized by a variance are not exercised within one year of the date of grant of such variance, they shall lapse, and may be re-established only after notice and a new hearing pursuant to Section XXIV-D of the Zoning Bylaw.

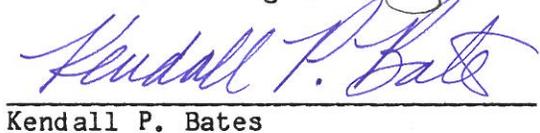
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Inspector of Buildings

edg

  
John A. Donovan, Jr., Chairman

  
Robert R. Cunningham

  
Kendall P. Bates

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