



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

Oct 17 9 10 AM '89

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ZBA 89-53
Petition of Wellesley Historical Society
229 Washington Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, September 28, 1989, 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 HISTORICAL SOCIETY requesting a variance from the terms of Section XXIIA and pursuant to Section XXIV-D of the Zoning Bylaw to allow the erection of a standing sign approximately 18.7 square feet, 7 feet 10 inches in height and with a setback of 10 feet from the property line to have a greater height and a greater area than allowed and less than the required setback at its premises at 229 Washington Street, in a Single Residence District.

On September 8, 1989, the petitioner requested 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 Salvatore De Fazio, President of the Wellesley Historical Society. Mr. De Fazio said that the Society is requesting to install a new sign in front of its headquarters and museum at the corner of the driveway from the Community Center and the Route 9 ramp. The sign, which identifies the Dadum-McNamara House as the home of the Society and its museum and its hours of operation, is to replace a previous sign which blew down in March, 1989. The location of the premises in a Single Residence District limits the sign to an area of 1 square foot at a height of 3 feet and a minimum setback of 15 feet, all of which would make the sign impossible to read from the road.

Bill Remsen, 31 College Road, supported the petition, stating that he had driven by the previous sign for a year without being able to locate the premises.

Statement of Facts

The property in question is located at 229 Washington Street at the corner of the on ramp to Worcester Street, in a Single Residence District. The property is owned by the Wellesley Friendly Association and leased by the Wellesley Historical Society.

The Wellesley Historical Society wishes to replace a previous sign which blew down in March, 1989, with a new sign identifying its headquarters and museum and its hours of operation. The standing sign will be 18.7 square feet at a height of 7 feet 10 inches with a setback of 10 feet from the property line. A variance is requested to exceed the maximum area and height and to have less than the minimum setback required in a Single Residence District.

A drawing of the sign by Advanced Signing Inc., dated August 9, 1989; a site plan; photographs; and a letter of support from the Wellesley Friendly Aid Association were submitted.

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The Design Review Board held a preliminary review on July 27, 1989 at which the Board recommended that the sign be redesigned to be more in keeping with the historic building. At the final review on September 14, 1989, the Board noted that its recommendations had been incorporated and voted to approve the design of the sign.

The Planning Board, on September 12, 1989, voted to oppose the request for a variance.

Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a variance for a standing sign to identify its premises which will exceed the maximum height and area allowed and have less than the minimum setback required in a Single Residence District.

It is the opinion of this Authority that due to the location of the Wellesley Historical Society, and the need for identification of its premises to vehicular and pedestrian traffic which would be difficult were the sign to conform to the requirements for a Single Residence District, that a literal enforcement of the provisions of Section XXIIA of the Zoning Bylaw would involve a substantial hardship to the petitioner. It is the further opinion of this Authority that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

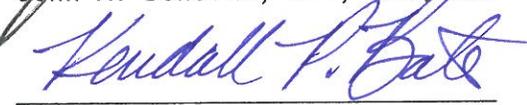
Therefore, the requested variance is granted for a standing sign, 18.7 square feet at a height of 7 feet 10 inches with a setback of 10 feet from the property line as shown in the drawing and site plan described in the foregoing Statement of Facts.

The Inspector of Buildings 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
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Franklin P. Parker