



Nov 7 9 06 AM '89

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 89-58

Petition of Babson-United Investment Advisors, Inc.
17 Prescott Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 26, 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 BABSON-UNITED INVESTMENT ADVISORS, INC. requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow construction of a wall sign approximately 58.75 square feet at a height of 40 feet 6 inches to have a greater area and a greater height than allowed by right at their premises at 17 PRESCOTT STREET, in a Business A District.

On October 10, 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 Allan Brackett, Executive Vice President, who said that the company would like to replace their 106 square foot, black and white, plastic sign with a 58 square foot wooden sign with maroon ground and silver letters. The new sign will be placed exactly where the present sign is located. If the sign were to be 20 feet above the ground, which is the height allowed by right, it would have to be placed in the middle of the building.

Mr. Brackett said that initially the sign was to be 50 square feet, the area allowed by right, and would span the space between the exterior columns. The Design Review Board recommended that the sign extend to the outside of the columns, which required the addition of 8 square feet to the total area of the sign.

No other persons present had any comment on the petition.

Statement of Facts

The property in question is located at 17 Prescott Street, in a Business A District. It is owned by One Market Street Realty Trust and leased to Babson-United Investment Advisors, Inc.

The petitioner is proposing to replace an existing 106 square foot wall sign with a new wall sign having an area of 58.75 square feet and located near the top of the building facade at a height of 40 feet 6 inches above the ground. A Special Permit is requested to exceed the allowed area of 50 square feet and the allowed height of 20 feet.

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A drawing of the sign, dated September, 1989, prepared by Signcorp, a drawing of the building showing the location of the sign; and photographs were submitted. A letter detailing the reasons for requesting the Special Permit, dated October 3, 1989, signed by Donald Babson, Trustee of One Market Street Realty Trust, was also submitted.

The Design Review Board held a preliminary review of the sign on September 14, 1989, and a second review on September 28, 1989, at which time it voted to approve the design of the sign and waived a final review. The Design Review Board strongly supported the request for the Special Permit, noting that because of the scale of the building, the additional size and height of the sign were necessary in order for it to be visible and integrated into the building architecture.

The Planning Board, on October 10, 1989, voted to offer no objection and to support the recommendations of the Design Review Board.

Decision

This Authority has made a careful study of the evidence submitted. The petitioner is requesting a wall sign on the building facade at 17 Prescott Street.

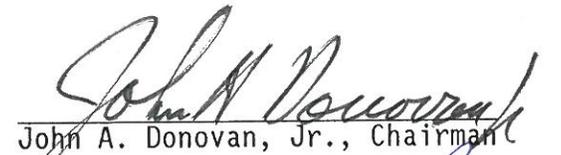
It is the opinion of this Authority that the proposed wall sign, with a height of 2 feet 6 inches, a width of 23 feet 6 inches, an area of 58.75 square feet and a height of 40 feet 6 inches is in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw with regard to size and height and can be allowed.

A Special Permit is hereby granted for the sign with the foregoing dimensions and located at the foregoing height as depicted in the drawings noted in the Statement of Facts.

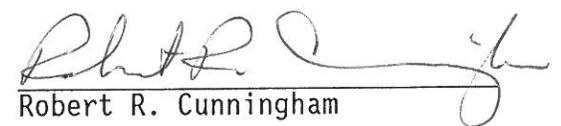
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon his receipt and approval of an application.

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


Robert R. Cunningham