



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 90-13  
Petition of Wellesley Chamber of Commerce  
1 Hollis Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 22, 1990 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 CHAMBER OF COMMERCE requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow the erection of a standing sign, approximately 16 square feet at a height of 3.5 feet, at its premises at 1 HOLLIS STREET in both an Industrial and a General Residence District. The sign would be placed 5 feet from the property line in the Industrial District portion of the property; said location being less than the setback allowed by permit.

On March 5, 1990, 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 Leslie Shea, attorney for the Wellesley Chamber of Commerce. Mr. Shea said that the Chamber has recently relocated to 1 Hollis Street and wishes to use its previous wall sign as a standing sign to be located 5 feet from the lot line in the Industrially zoned portion of the lot. The first 100 feet of the lot is zoned General Residence. The Chamber originally wanted to place the sign on the General Residence portion of the lot, but were advised by the Design Review Board that the sign must be placed on the same lot as the building.

Mr. Shea added that the landlord has agreed to allow the sign to be placed in front of the building with the understanding that no other tenants will have that privilege.

No person present at the hearing had any comment on the petition.

#### Statement of Facts

The subject property is located at 1 Hollis Street on a 50,208 square foot lot in an Industrial District. The property is owned by the One Hollis Street Realty Trust which leases a portion of the premises to the Wellesley Chamber of Commerce. One Hollis Street Realty Trust also owns a 16,005 square foot lot on the corner of Linden Street and Hollis Street which is zoned General Residence and abuts the subject lot across the northern lot line. The petitioner originally requested to locate the sign on the lot in the General Residence District (ZBA 90-10), but withdrew the petition after being advised by the Design Review Board that according to Section XXIIA-D-1:

"The standing sign shall be located on the same lot with the principal building."

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The petitioner is now requesting a Special Permit to erect a standing sign with an area of 16 square feet at a height of 3.5 feet and at a distance of 5 feet from the lot line of the property in the Industrial District, said setback being less than the setback allowed by permit.

An unsigned, undated drawing of the sign, a site plan and photographs were submitted together with a letter of endorsement from One Hollis Street Realty Trust.

The Design Review Board held a preliminary review of the sign on February 8, 1990 at which time the Board voted to recommend approval and waived a final review.

The Planning Board, on March 13, 1990, voted to offer no objections to the request, but noted that this will be the only standing sign for the building, as the Zoning Bylaw allows only one standing sign per lot.

#### Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a standing sign with less than the required minimum setback in an Industrial District.

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

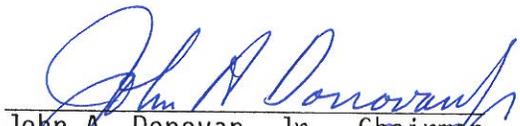
A Special Permit is hereby granted for a standing sign with an area of 16 square feet at a height of 3.5 feet to be located 5 feet from the lot line of the property in the Industrial District at 1 Hollis Street subject to the following condition:

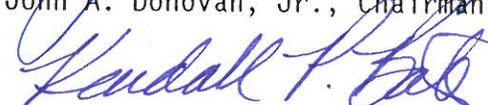
1. That no other standing sign shall be allowed to be erected on this property.

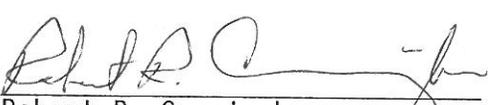
The Inspector of Buildings is hereby authorized to issue a permit for the sign upon his receipt and approval of an application.

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

