TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 90-2
Center for Nutritional Research
1 Cameron Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, January 18, 1990 at 8 p.m. in the Great Hall of the Town Hall, 525 Washington Street, Wellesley, on the petition of CENTER FOR NUTRITIONAL RESEARCH requesting a variance from the terms of Section XXIIA and pursuant to Section XXIV-D of the Zoning Bylaw to exceed the maximum number of signs allowed for a business establishment by permitting the erection of a second wall sign approximately 3 feet by 2 and 1/2 feet on the facade of their premises facing Washington Street, the entrance to which is at 1 CAMERON STREET in a Business District. Said sign would be in addition to a permitted wall sign of 12 square feet located at the entrance.

On January 2, 1990, 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 at the hearing was Nora Robertson, Clinic Manager of the Center for Nutritional Research. Ms. Robertson said that the Center is requesting a second sign for purposes of identification. The front door of the Center is on Cameron Street and cannot be seen from Washington Street. The second sign would be located on the facade facing Washington Street.

Ms. Robertson said that the second sign is the same design as the permitted sign and would be located at a height of 9 feet. The existing sign on the Washington Street facade would be removed. The existing "Allied" sign is the responsibility of the landlord as the tenant no longer occupies the premises.

The Board recommended that the existing sign at the entrance should be realigned so that the top of the sign is even with the top of the front door, and the second sign, if allowed, should be placed so that the bottom of the sign is at the same height as the top of the window on the Washington Street facade.

No other person present had any comment on the petition.

Statement of Facts

The property in question is located at 1 Cameron Street in a Business District and is leased by Center for Nutritional Research from the Taylor Trust.

The Center for Nutritional Research is requesting a variance to exceed the maximum number of signs allowed for a business establishment by allowing the erection of a second sign, approximately 3 feet by 2 and 1/2 feet, to be located on the facade of the building facing Washington Street at a height of 9 feet. The Center has an permitted sign, approximately 12 square feet, at its entrance at 1 Cameron Street.

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An unsigned, undated drawing of the sign, a drawing of the proposed location of the sign on the Washington Street facade of the premises; a letter of approval signed by Taylor Trust, owner of the property, and photographs were submitted.

The Design Review Board held a preliminary review on September 14, 1989 and a final review on January 11, 1990, at which time the Board voted to recommend that the variance be granted.

On January 9, 1990, the Planning Board voted to offer no objections to the variance request.

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Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a variance from Section XXIIA of the Zoning Bylaw to be allowed to exceed the maximum number of signs allowed for a business establishment by erecting a second sign on the facade of the premises facing Washington Street.

This Authority is of the opinion that the proposed sign is necessary for identification, and that the proposed wall sign is in harmony with the general intent and purpose of Section XXIIA in regard to size and height, particularly as the total area of both signs is less than that allowed for one wall sign.

Therefore, the variance is hereby granted for the proposed sign at 1 Cameron Street, with an area of 7.5 square feet subject to the following conditions:

1. That the existing sign on the Washington Street facade of the premises be removed.

2. That the existing 12 square foot sign at the entrance be removed and relocated to the facade on Washington Street in such a manner that the bottom of the sign is aligned with the top of the lower window on that facade.

3. That the second sign be installed at the Cameron Street entrance in such a manner that the top of the sign is aligned with the top of the front door.

4. That a final review be held by the Design Review Board with respect to the above conditions.

Following the completion of Conditions 1, 2 and 4, 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: Design Review Board
Planning Board
Inspector of Buildings

edg

John A. Donovan, Jr., Chairman

Kendall P. Bates

Robert R. Cunningham