



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019

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TOWN PLANNING OFFICE
WELLESLEY, MA 02181

ZBA 90-87
Petition of Wellesley Congregational Church
2 Central Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, November 29, 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 CONGREGATIONAL CHURCH requesting a variance from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow its proposed replacement standing sign, consisting of two 16.5 square foot signs, each with a 3 square foot quarterboard, said signs to be suspended between 3 posts at right angles to each other at a height of 5 feet, to be located 3 feet from the property line, which is less than the minimum setback allowed by Special Permit. The property is located at 2 CENTRAL STREET on the corner of WASHINGTON STREET, in a Business District.

Presenting the case at the hearing was Gretchen Morrison, representing the Wellesley Congregational Church. Mrs. Morrison presented a site drawing showing the locations of both the existing and the proposed signs. The new sign would be located in approximately the same place as the existing one.

Mrs. Morrison said that the sign is necessary to identify the church for new members and out-of-town guests. The two sides are necessary as churchgoers approach the church, which has frontage on two streets, from Washington Street, Crest Road and Central Street.

The Board noted that the Planning Board had recommended that the sign be located 5 feet from the property line, which would require a Special Permit rather than a variance.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 2 Central Street on the corner of Washington Street, in a Business District.

The Wellesley Congregational Church is requesting a variance to erect a standing sign, which would replace the existing standing sign, at a minimum clearance of 3 feet from the property line. The proposed sign will consist of two 16.5 square foot wooden signs, each with a 3 square foot quarterboard, to be suspended between 3 posts at right angles to each other, at a height of 5 feet. The lettering will be gold leaf letters on a black background.

A drawing of the sign by Heron Company; a site plan showing the location of the sign; and photographs were submitted.

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The Design Review Board reviewed the proposed sign on November 8, 1990, and voted to accept the sign design and support the variance petition.

The Planning Board, on November 19, 1990, voted to recommend denial of the variance request and suggested that the petitioner request a Special Permit to erect the standing sign at a minimum distance of 5 feet from the property line.

Decision

This Authority has made a careful study of the evidence presented.

The petitioner is requesting a variance from the setback requirements to erect a standing sign to identify the Wellesley Congregational Church.

It is the opinion of this Board that the granting of this variance be denied as there is no hardship sufficient to allow the sign to be placed at a distance of 3 feet from the lot line. The Board is of the further opinion that the granting of said variance would derogate from the intent and purpose of the Zoning Bylaw.

However, the Board is of the opinion that the granting of a Special Permit for the sign to be located no closer than 5 feet from the lot line would be in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw.

Therefore, a Special Permit is hereby granted for the proposed sign at 2 Central Street subject to construction in accordance with the drawing submitted and subject to the following condition:

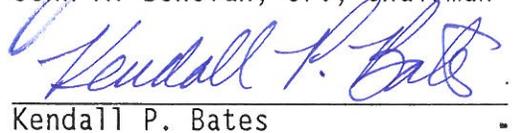
1. Said sign shall be erected no closer than 5 feet from the lot line on Central Street.

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

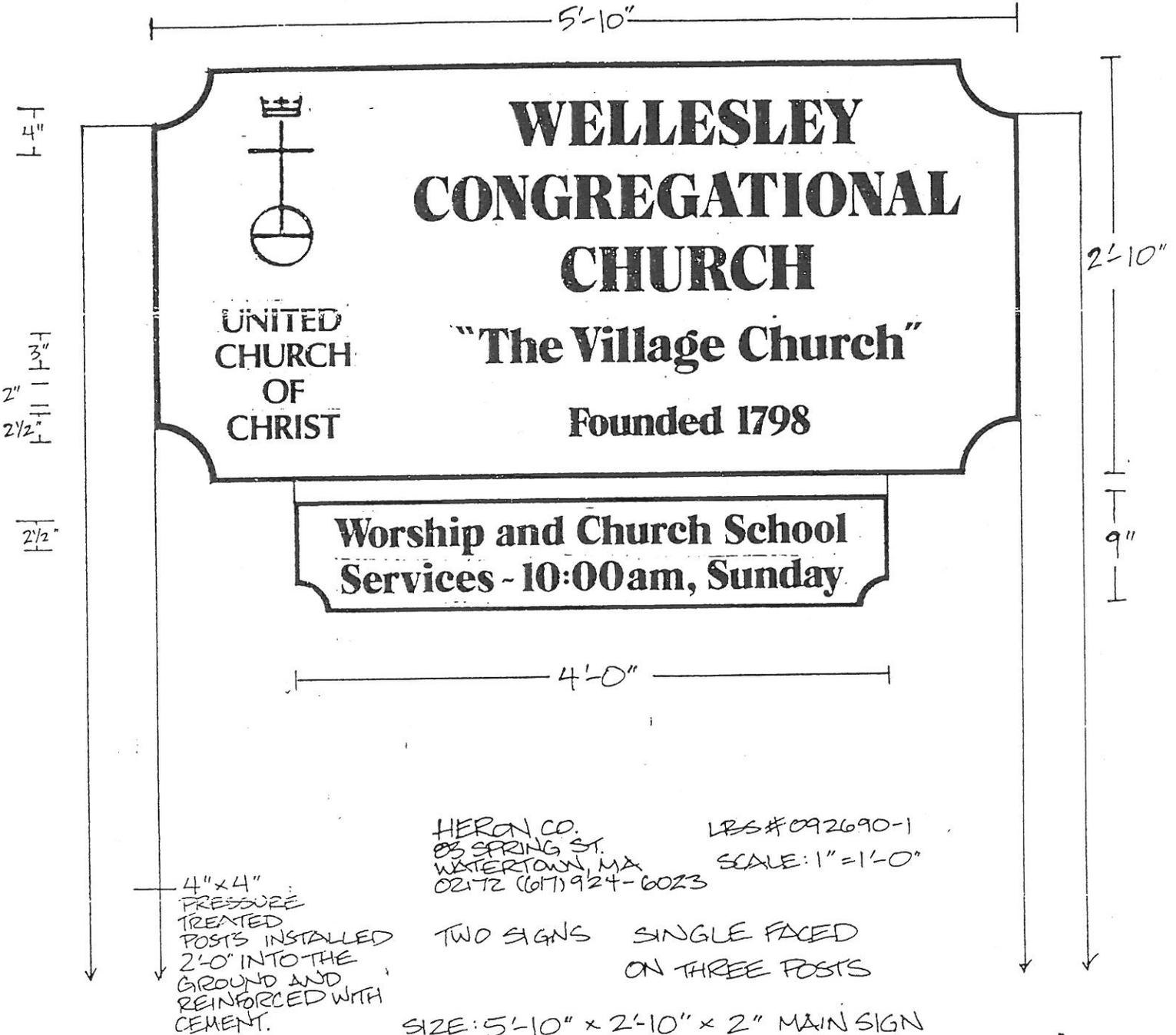

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HERON CO. LBS # 092690-1
 83 SPRING ST. WATERTOWN, MA SCALE: 1" = 1'-0"
 02172 (617) 924-6023

4" x 4" PRESSURE TREATED POSTS INSTALLED 2'-0" INTO THE GROUND AND REINFORCED WITH CEMENT.

TWO SIGNS SINGLE FACED ON THREE POSTS

SIZE: 5'-10" x 2'-10" x 2" MAIN SIGN
 4'-0" x 9" x 2" QUARTERBOARD

MATERIAL: MAHOGANY FAS KD
 CONSTRUCTION: BUTCHER BLOCK
 CARVING: LETTERS + SYMBOL - V. CARVED
 BORDER - 45°
 COLORS: BACKGROUND - BLACK
 LETTERS + SYMBOL - 23KT. GOLD LEAF
 BORDERS - LT. GRAY

TYPE: CASLON BLACK & OPTIMA BOLD
 PERMITS RESPONSIBILITY OF CLIENT.

