TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 91-17
Petition of Town of Wellesley/Wellesley Recreation Commission
Sprague Recreation Center
79 Oak Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, March 28, 1991 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 TOWN OF WELLESLEY/WELLESLEY RECREATION COMMISSION requesting a variance from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow a double-faced standing sign totalling 8 square feet, at a height of 5 feet, to be erected in front of the premises of the SPRAGUE RECREATION CENTER, 79 OAK STREET, in a Single Residence District. Said sign would exceed the signage requirements of area and height in a Single Residence District.

On March 11, 1991, 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 Len Phillips, Park and Tree Superintendent, who said he wished to erect a sign, similar to other signs identifying public buildings, to identify the Sprague Recreation Center.

Bruno Mortarelli, 77 Oak Street, and Bill Marchetti, 78 Oak Street, spoke in opposition to the petition, citing a proliferation of traffic and other signs on both the street and the property itself which are in a residential area. They questioned the need for a standing sign as the building is easily recognized on a street of single family homes, and has an existing 8 foot sign above its portico.

No other person present had any comment on the petition.

Statement of Facts

The property in question is located at 79 Oak Street, in a Single Residence District, owned by the Town of Wellesley. The Sprague Recreation Center houses the Wellesley Recreation Commission and many of its activities, as well as the Wellesley Health Department.

The Recreation Commission is requesting a variance to erect double-faced standing sign which would have a total area of 8 square feet and a height of 5 feet. The signage requirements in a Single Residence District restrict the area of a sign to 1 square foot and the height of a sign to 4 feet.

A drawing of the sign, a site plan, and a photograph were submitted.

The Design Review Board, on January 24, 1991, reviewed the design of the sign and voted to approve it.

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The Planning Board, on March 18, 1991, voted to offer no objection to the granting of a variance for sign area, provided that the requested height be reduced to 4 feet to comply with the Zoning Bylaw.

Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a variance for a sign to identify the Sprague Recreation Center at 79 Oak Street, in a Single Residence District.

This Authority is of the opinion that additional identification of the building is unnecessary as the size and nature of the building separates it from other single family homes on the street, and the building presently has a sign on its facade.

This Authority fails to find "substantial hardship" within the meaning of Section XXIV-D of the Zoning Bylaw and is of the further opinion that the granting of a variance would not be in harmony with the intent and purpose of the Zoning Bylaw.

Therefore, it is the unanimous opinion of this Authority that this request for a variance be denied, and this petition is dismissed.

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.

John A. Donovan, Jr., Chairman

Kendall P. Bates

William E. Polletta

cc: Planning Board
Inspector of Buildings
edg

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