TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 95-21
Petition of St. John the Evangelist Church
9 Glen Road

Pursuant to due notice the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, February 16, 1995 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of ST. JOHN THE EVANGELIST CHURCH requesting relief for four standing signs at both of its properties pursuant to the provisions of Section XXIIA and Section XXIV-D and Section XXV of the Zoning Bylaw as follows:

Property at 9 GLEN ROAD in a Single Residence District:

1. Sign 1 - Double-faced standing sign with an area of 48 square feet (24 feet/panel) at a height of 6 feet 8 inches with a setback of 10 feet from the left side lot line. Variances are requested to exceed the allowed area of 1 square foot, the allowed height of 4 feet and the minimum setback of 15 feet.

2. Sign 2 - Single-faced standing sign with an area of 2 square feet at a height of 2 feet 8 inches and a setback of 15 feet from the property line. A variance is requested to exceed the allowed area of 1 square foot.

A variance is requested to exceed the allowed number of 1 standing sign per lot.

Property at 39 WASHINGTON STREET/9 LEDYARD ROAD in a Business A District:

3. Sign 3 - Single-faced standing sign with an area of 16 square feet at a height of 4 feet 8 inches and a setback of 15 feet from the property line. No relief is requested.

4. Sign 4 - Single-faced standing sign with an area of 2 square feet at a height of 2 feet 8 inches and a setback of 40 feet from the property line. No relief is requested.

A variance is requested to exceed the allowed number of 1 standing sign per lot.

On January 30, 1995, the petitioner filed a request for 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 Charles Enright, owner of Sign Right, who represented the Church.

The Board asked why the Church needed four signs. Mr. Enright explained that it is a large

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property and the Church is attempting to identify the various functions at each location. The principal sign will replace an existing sign which is larger and closer to the road. The Number 2 sign, which is 2 square feet, is to identify the Rectory. Since the School and the Convent are on the Washington Street property, signs are requested to identify both buildings.

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Mr. Enright said that the signs will be made of wood, carved, and the colors will be white, gold and black. All the sign posts will have the same design.

The Board noted that the Planning Board had objected to the height of the primary standing sign, and recommended that the height not exceed 4 feet. Mr. Enright stated that the proposed sign, at a height of 6 feet 8 inches, will be lower than the existing sign. The curve of the street is such that if the sign were lower, or moved back, it would not be visible.

Joan Chapman, 12 Glen Road, asked whether the Number 2 sign identifying the Rectory would be horizontal or perpendicular to the road. Mr. Enright said it will be 15 feet from the property line and will face the street. Mrs. Chapman said that the previous sign was perpendicular so that it could be seen by cars coming in both directions, and that a horizontal placement would make it directly visible from her front windows.

The Board decided that the petitioner could be allowed to amend the petition so that the Number 2 sign could be double-faced, adding 2 more square feet, and could be located perpendicular to the street at a distance of 15 feet from the property line.

No other person present had any comment on the petition.

Statement of Facts

The subject property is owned by St. John the Evangelist Church and consists of two lots: one at 9 Glen Road, in a Single Residence District, which contains the Church and the Rectory, and one at 39 Washington Street/9 Ledyard Road, in a Business A District, which contains the School and the Convent.

The Church proposes 4 signs to identify each of the functions on both properties.

Variances are requested for Sign 1 to exceed the allowed area of 1 square foot, the allowed height of 4 feet and the minimum setback of 15 feet, as the sign would have an area of 48 square feet, a height of 6 feet 8 inches and a setback of 10 feet; for Sign 2, which was amended to a double-faced standing sign with an area of 4 square feet, sited perpendicular to the street at a distance of 15 feet from the property line, to exceed the allowed area of one square foot; and for both lots to exceed the allowed number of 1 standing sign per lot.

Drawings of the four signs, executed by Sign Right, Inc.; a Town Plan indicating the location of each sign; and photographs were submitted.

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On December 8, 1994, the Design Review Board reviewed the signage package and recommended changes in design, coloration, dimensions and locations of the signs, which were incorporated into the signage currently requested.

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On February 7, 1995, the Planning Board reviewed the petition and voted to support the recommendations of the Design Review Board, but to oppose the requested variance for the height of Number 1 sign.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The petitioner is requesting 4 standing signs, 2 signs on each of its properties, to identify the Church, Rectory, School and Convent.

It is the opinion of this Authority that a precedent has been set in granting variances for signage for other churches located in Single Residence Districts, and that St. John the Evangelist Church has a unique situation in that its properties contain four different buildings located on two separate lots.

It is the unanimous decision of this Authority that the proposed signage is in harmony with the intent and purpose of Section XXIIA of the Zoning Bylaw and that the requested relief can be granted.

Therefore, all the variances requested and enumerated in the foregoing Statement of Facts are hereby granted subject to construction and placement in accordance with the drawings and location plan submitted and amended and subject to the removal of the existing primary sign.

The Inspector of Buildings is hereby authorized to issue permits for the four signs upon receipt and approval of sign applications. No sign can be installed until this permit has been issued.

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

Robert R. Cunnigham

cc: Planning Board
Inspector of Buildings