TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 95-74
Petition of Wellesley Community Center
219 Washington Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, October 26, 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 WELLESLEY COMMUNITY CENTER requesting the following variances from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to construct a 36 square foot wall sign at a height of 14 feet on the facade of its premises at 219 WASHINGTON STREET, in a Single Residence District:

1. A variance to exceed the allowed area of 1 square foot.
2. A variance to exceed the allowed height of 4 feet.

On October 10, 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 John Staniunas, project architect, who was representing Wellesley Community Center. Mr. Staniunas showed the Board a color rendering of the new facade of the building with the proposed sign. He also presented a sample of the brown, metallic, magnetized letters which will be used for the sign.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 219 Washington Street, in a Single Residence District. The building is owned by the Wellesley Community Center, a non-profit organization which leases the land on which the building stands for one dollar a year from the Wellesley Friendly Aid.

The petitioner recently remodeled the facade of the building entrance, and is requesting variances to install a 36 square foot wall sign at a height of 14 feet to identify its location.

A Site Plan (Existing) (G-1) dated 5/11/95, drawn by Wellesley Design Service; Entrance Renovations dated 5/20/95, signed by John C. Staniunas, Registered Architect; a drawing of the sign in its location on the building facade done by Gemini Sign Company; and photographs were submitted.

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On October 12, 1995, the Design Review Board reviewed the proposed wall sign and voted to approve the design and placement of the sign as presented.

On October 24, 1995, the Planning Board reviewed the petition and voted to recommend approval of the request.

Decision

This Authority has made a careful study of the materials submitted. The petitioner is requesting variances from Section XXIIA of the Zoning Bylaw to install a wall sign to identify its premises at 219 Washington Street, in a Single Residence District.

It is the opinion of this Authority that literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship to the petitioner, and that desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

It is the unanimous decision of this Authority to grant the requested variances for area and height requested by the petitioner in order to install its 36 square foot wall sign at a height of 14 feet at its premises.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of an application. The allowed sign shall not be installed until said 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 A. Bastille

cc: Planning Board
Inspector of Buildings
edg

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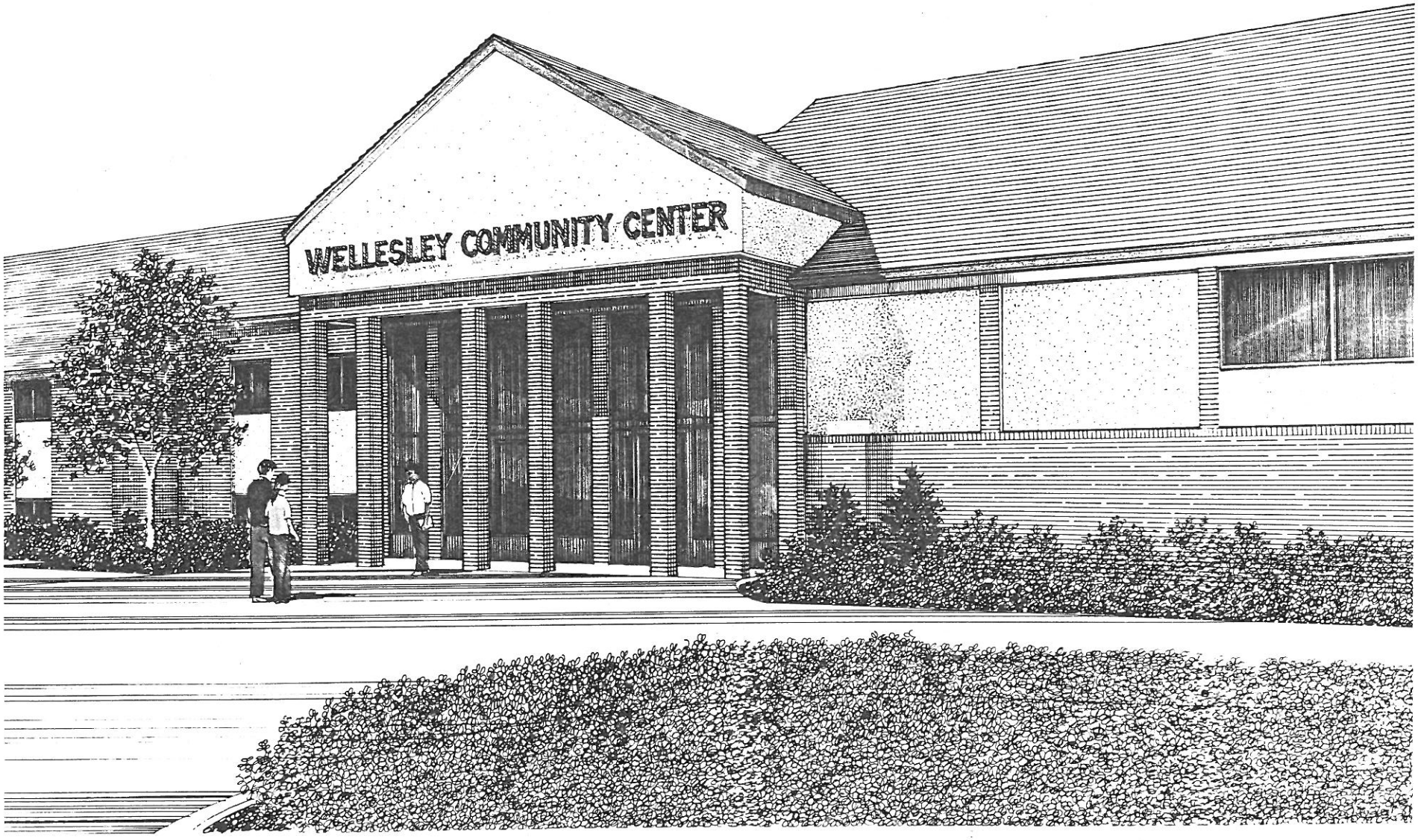
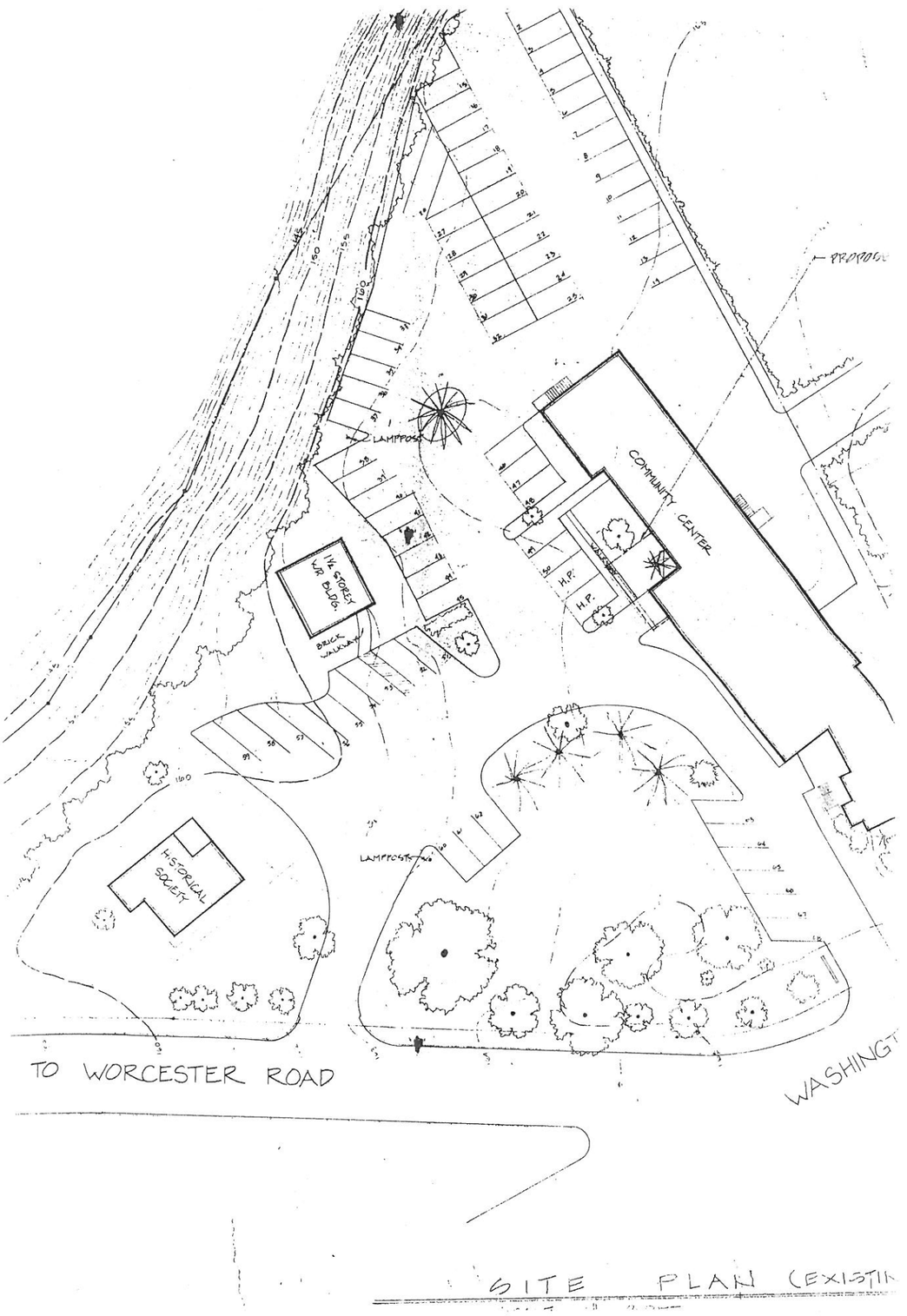

WELLESLEY COMMUNITY CENTER



SITE PLAN (EXISTIN