



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

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ZBA 97-42
Petition of Lee Imported Cars, Inc.
962 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 22, 1997 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 LEE IMPORTED CARS, INC. requesting the following Special Permits pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw to allow installation of 3 externally illuminated wall signs (1. Lee Imported Cars; 2. Jaguar; 3. Volvo) on the front facade of their premises at 962 WORCESTER STREET, in a Business District:

1. To exceed the allowed number of wall signs by two, as only one wall sign is allowed.
2. To exceed the allowed area of 75 square feet, as the total area of the three signs is 106 square feet.
3. To exceed the allowed height of 20 feet by placing the "Jaguar" sign at a height of 30 feet.

On May 5, 1997, 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 Bill Pavia of the ABP Sign Company, who was accompanied by Chris Lee, owner of Lee Imported Cars, Inc. Mr. Pavia said that the monument standing sign will be removed. The three signs will be made with a stucco aluminium finish and will have neon halo back-lit letters.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 962 Worcester Street in a Business District. The property is owned by Howard Bolles and leased to Lee Imported Cars, Inc. Presently, the property contains one 150 square foot double sided standing sign on which "Lee Imported Cars", "Jaguar" and "Volvo" are displayed; and one wall sign composed of individual letters stating "Lee Imported Cars" across the front facade of the building.

The petitioner is requesting Special Permits to exceed the allowed number of wall signs by installing 3 signs; to exceed the allowed total area of 75 square feet as the total area of the three signs is 106 square feet, and to exceed the allowed height of 20 feet as the "Jaguar" sign will have a height of 30 feet. All of the signs will be externally illuminated.

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An exterior rendering of the front facade dated 7/12/96; a drawing with measurements of the three signs dated 4/29/97, drawn by ABP Sign Company; and photographs were submitted.

On April 24, 1997, the Design Review Board reviewed an initial proposal for six signs. The Board recommended that the number be reduced to four; namely, three wall signs on the front facade and one "Service" sign on the side, which is allowed by right as a separate operation of the business. The petitioner agreed to the recommendations and to remove the existing standing sign. The Design Review Board voted to approve the modified proposal.

On May 20, 1997, the Planning Board reviewed the petition, and voted to recommend that the signs should adhere to the Zoning Bylaw limitations.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner is requesting Special Permits pursuant to the provisions of Section XXIIA of the Zoning Bylaw to exceed the allowed number, total area and height in the installation of three signs identifying the premises and products sold on the premises.

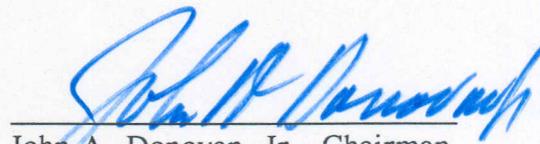
It is the opinion of this Authority that the removal of the existing standing sign and wall sign, and replacement with the three requested signs is a great improvement over the existing signage; and, in the opinion of this Authority, the three signs will be in harmony with the general intent and purpose of the Zoning Bylaw.

Therefore, Special Permits are hereby granted, as voted unanimously by this Authority at the Public Hearing, for three externally illuminated wall signs with a total area of 106 square feet, and for the installation of the "Jaguar" sign at a height of 30 feet, subject to construction in accordance with the submitted drawings, and on the condition that the existing standing monument sign be removed prior to the installation of the allowed signs.

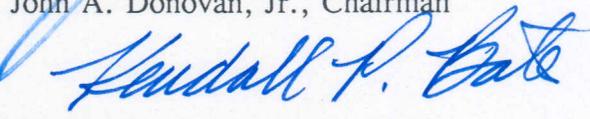
The Inspector of Buildings is hereby authorized to issue a permit for the signage upon receipt and approval of a sign application, and proof of the removal of the standing sign.

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.

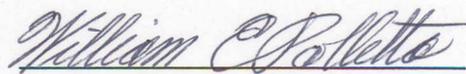
cc: Planning Board
Inspector of Buildings
Christopher Lee
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



William E. Polletta

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