



ZONING BOARD OF APPEALS
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83-21

Petition of John C. Athans, Charles River Medical Center

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, May 19, 1983, on the petition of JOHN C. ATHANS, CHARLES RIVER MEDICAL CENTER, requesting a Special Permit to erect a standing sign at 25 WALNUT STREET, for an Office or Professional Use, said property being in a Business District. Said request is pursuant to Section XXIIA, Part D and Section XXV of the Zoning Bylaw.

On May 2, 1983, the petitioner filed a request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing and representing the petitioner was Chris Athans, son of Dr. Athans. He stated that the sign was necessary to identify the medical office building. He said that Dr. Athans is willing to follow the recommendations of the Design Review Board concerning the sign.

No one else was present at the hearing favoring or opposing the petition.

Statement of Facts

The property involved is located at 25 Walnut Street, in a Business District. It is known as Charles River Medical Center, owned by Dr. John Athans.

The petitioner wishes to erect a standing sign to identify the tenants in the building. The sign would be wooden, 3½ feet by 4 feet in size, supported by two 4 inch square posts, and would be set back at least 3 feet from the Walnut Street property line.

Sketches of the sign were submitted as was a location plan.

The Design Review Board, at its meeting of April 27, 1983, voted unanimously that the sign be approved subject to the following conditions:

- 1) that the sign be located on the property's northeast corner and be set back at least three feet from the Walnut Street property line;
- 2) that the sign be no greater than ten feet high;

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- 3) that the same type face be used throughout the sign; and
- 4) that the words "Charles River Medical Center" at the top of the sign be twice as large as the other words on the sign.

The Planning Board, at its regular meeting of May 10, 1983, voted to offer no comment on the petition other than to support the recommendations of the Design Review Board.

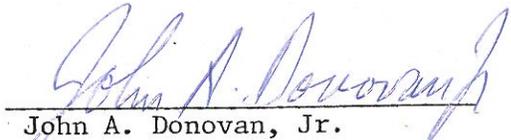
Decision

This Authority has made a careful study of the evidence submitted. The new sign bylaw, approved at Wellesley Town Meeting in April, 1983, has provisions for requesting a Special Permit for a standing sign for Office and Professional Use, if said sign maintains a maximum height of 10 feet and minimum setback of 3 feet. The sign proposed by Dr. Athans meets these requirements.

Therefore, this Authority hereby grants a Special Permit under Section XXIIA for a standing sign as approved by the Design Review Board at its April 27, 1983 meeting, subject to the conditions listed by the Design Review Board.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon his receipt and approval of an application and plans.


 Stephen S. Porter, Chairman


 John A. Donovan, Jr.


 William E. Polletta

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