



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 88-77  
Mount Saint Vincent/Sisters of Charity  
125 Oakland Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, September 15, 1988 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 MOUNT SAINT VINCENT/SISTERS OF CHARITY requesting a variance from the terms of Section XXIIA and pursuant to Section XXIV-D to allow removal of an existing standing sign and replacement with a one-sided standing sign which will exceed the requirements of height, area and setback at 125 OAKLAND STREET, in a Single Residence District. This petition was reheard on September 15, 1988 due to absence of a full Board at the August 25, 1988 Public Hearing which nullified said hearing.

On August 8, 1988, 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 was Sister Catherine Hanlon, Administrator of Mount Saint Vincent, who said that the present sign is falling into disrepair and must be replaced. The nursing home requires a sign that is visible to automobile traffic for nurses and tradespeople to locate the site. While most of the property is located in an Educational District, the sign will be located in the Single Residence portion of the property. The sign meets the Special Permit requirements for an Educational District, but requires a variance for placement in a Single Residence District.

In a letter dated September 8, 1988, Theodore Kapala, 132 Oakland Street, expressed favor with the petition.

No other persons present had any comment on the petition.

#### Statement of Facts

The property in question, Mount Saint Vincent, is located at 125 Oakland Street, owned by the Sisters of Charity, and operated as a nursing home. The major portion of the property is located in an Educational District, but a small portion is located in a Single Residence District.

The proposed sign would be one-sided with an area of 20 square feet, a height of 7 feet and a setback from the property line of 10 feet, which exceed the requirements of signs in a Single Residence District in which total area cannot exceed 1 square foot, with a maximum height of 4 feet and a minimum setback of 15 feet. The sign does, however, meet all the Special Permit requirements for an Educational District. Thus, the above-referenced variance is requested.

ZBA 88-77  
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An undated, unsigned drawing of the sign, a site plan and photographs were submitted.

The Design Review Board held a preliminary review on July 28, 1988 and a final review on August 11, 1988 at which time the Board voted to approve the design of the sign as submitted.

The Planning Board, on August 9, 1988, after examination of the zoning map, concluded that the petitioner's property is located within an Educational District, and therefore, the sign required special permits for height, area and setback rather than variances. The Board voted to offer no objection to special permit requests.

Decision

This Authority has made a careful study of the evidence presented.

The petitioner is requesting a variance for a standing sign at 125 Oakland Street to identify Mount Saint Vincent, a nursing home run by the Sisters of Charity.

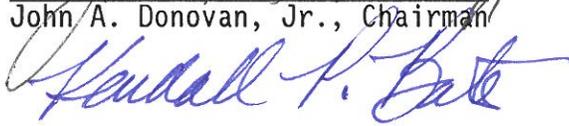
This Authority is of the opinion that the proposed standing sign is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw.

Therefore, a variance is hereby granted for the proposed single-sided standing sign at 125 Oakland Street, 20 square feet in area, with a height of 7 feet and a setback of 10 feet from the property line, as shown in the drawing described in the foregoing Statement of Facts.

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

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  
edg

  
John A. Donovan, Jr., Chairman  
  
Kendall P. Bates

  
William E. Polletta

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