



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman
ROBERT R. CUNNINGHAM
KENDALL P. BATES

ELLEN D. GORDON
Executive Secretary
Telephone
431-1019

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

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ZBA 91-46
Petition of Roche Bros.
165 Linden Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 29, 1991 at 8 p.m. on the petition of ROCHE BROS. requesting a Special Permit pursuant to Section XXIIA and Section XXV of the Zoning Bylaw to allow installation of a wall sign approximately 15 feet 6 inches by 4 feet 10 inches, at a height of 22 feet, at their premises at 165 LINDEN STREET, in a Business District. The 74.8 square foot wall sign will exceed the signage requirements for area and height allowed by permit in a Business District.

On August 12, 1991, 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 Harry Moore, Director of Maintenance, Security and Construction for Roche Bros. Mr. Moore said that Roche Bros. is erecting a new facade on the entire Linden Street building. Presently, Roche Bros. is identified by a wood carved sign which has been replaced once, and is in need of replacement again. Due to the change in the facade, a new sign is requested which will be in keeping with the new facade style.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 165 Linden Street, in a Business District. The building is owned by Roche Bros. on land which is leased from the William Diehl Realty Trust.

Roche Bros. is constructing a new facade for its entire building and proposes a new externally illuminated wall sign, approximately 15 feet 6 inches by 4 feet 10 inches, totalling 74.8 square feet, at a height of 22 feet, to identify its premises. A Special Permit is requested to exceed the area and height requirements for signage in a Business District.

Drawings of the sign dated August 5, 1991, elevation drawings dated July 8, 1991, all drawn by Denis Davey, Architect, and photographs were submitted.

On August 8, 1991, the Design Review Board reviewed the proposed sign and voted to approve the design of said wall sign as presented. At previous meetings held on May 23 and June 23, 1991, the Design Review Board had reviewed and approved the extensive facade alteration and had made recommendations on the proposed signage, which were incorporated into the final sign design.

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On August 20, 1991, the Planning Board reviewed the petition and voted to offer no objection to the granting of the requested Special Permit.

Decision

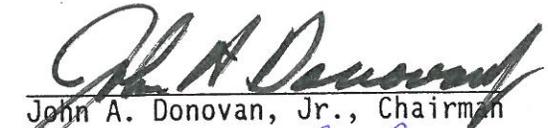
This Authority has made a careful study of the materials presented. The petitioner is requesting a Special Permit for a sign at 165 Linden Street to identify Roche Bros. which will exceed the area and height requirements. This Authority is of the opinion that the proposed wall sign is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw in regard to area and height.

Therefore, a Special Permit is hereby granted for the proposed sign at 165 Linden Street in accordance with the drawings submitted and noted in the foregoing Statement of Facts.

The Inspector of Buildings is hereby authorized to issue a permit for said 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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