



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 92-49
Petition of Sun Life of Canada
100 Worcester Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, September 24, 1992 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 SUN LIFE OF CANADA requesting a variance from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow installation of a single-faced standing directory sign, approximately 3 feet by 4.5 feet, to identify tenants of Building Two at their premises at 100 WORCESTER STREET, in a Limited Business District. As only 1 standing sign is allowed per lot, said sign will exceed the allowed number of standing signs.

On September 8, 1992, the petitioner requested 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 David Newcomb, Manager of the Premises Department for Sun Life of Canada. Mr. Newcomb said that Sun Life has had trouble leasing Building Two, as prospective tenants want separate identification. As the premises are the corporate headquarters of Sun Life, the company does not want to give the tenants large signs, but would like a small directory sign. Mr. Newcomb added that visitors have difficulty locating tenants, and come to the corporate offices for directions. The sign would be 212 feet from Worcester Street, but would be visible to visitors before they reached Building One, which houses Sun Life corporate offices.

No other person present had any comment on the petition.

Statement of Facts

The subject premises are located at 100 Worcester Street, in a Limited Business District, on a 480,283 square foot lot which contains three office buildings and a parking garage. Sun Life occupies Buildings One and Three, and leases Building Two. There are presently 4 standing signs on the premises: locator signs for Buildings One and Two; a main entry indicator, and a corporate identification sign.

The petitioner is requesting a variance to remove the existing 4 square foot standing sign locating Building Two and replace it with a single-faced standing directory sign, which would have an area of 13.8

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square feet, at a height of 4.5 feet, set back 212 feet from the property line fronting Worcester Street. As Section XXIIA of the Zoning Bylaw allows only 1 standing sign per lot, a variance is requested to exceed this allowance.

A Site Plan for Exterior Tenant Directory dated 9/1/92; Front and Side Elevations of the proposed sign dated 9/1/92; data regarding the rest of the signage on the premises; and photographs were submitted.

The Design Review Board reviewed the proposal on September 10, 1992, and voted to approve the design and placement of the standing sign.

The Planning Board reviewed the request on September 15, 1992, and voted to recommend that the variance be denied as no hardship has been demonstrated.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner is requesting a variance to replace a fourth standing sign, the dimensions and location of which are described in the foregoing Statement of Facts, at its premises at 100 Worcester Street.

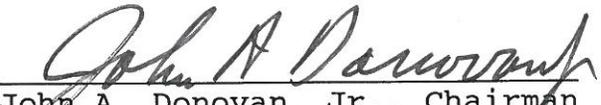
It is the opinion of this Authority that the requested standing directory sign is necessary to provide identification for the prospective tenants of Building Two, will be inconspicuous as it will be located 212 feet from Worcester street on an interior roadway on the premises, and is in harmony with the general intent and purpose of Section XXIIA of the Zoning Bylaw.

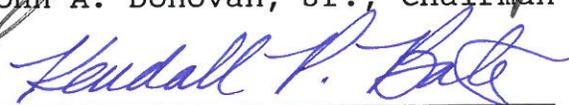
Therefore, the requested variance is granted subject to removal of the existing standing sign identifying Building Two, installation of the proposed sign in accordance with the site plan and sign drawings submitted, and the issuance of a sign permit by the Inspector of Buildings.

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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