



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 X208

DEC 7 1 34 PM '92

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

ZBA 92-55
Petition of Ardan Salon
72A Central Street

Pursuant to due notice the Permit Granting Authority held a Public Hearing on Thursday, November 19, 1992 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of ARDAN SALON requesting a variance from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to allow the two window signs, each with an area of 2 square feet, and the three canopy signs, each with an area of 3.5 square feet, already installed without a permit at the premises at 72A CENTRAL STREET, in a Business District, to remain. Said signs exceed the maximum number of one allowed sign per business establishment.

On November 2, 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 Helena Cohen, owner of Ardan Salon. Mrs. Cohen said that she was not aware that she needed permits for the canopy signs, as the canopy was in place when the space was leased. The business fronts three separate streets, and needs identification from three directions. The canopy wraps around the corner from Central Street to Cross Street to Church Street. "Ardan Salon" is repeated on the canopy in relation to the three streets.

Mrs. Cohen said that the Design Review Board had recommended removal of one window sign which has been done. The fourth sign is located next to the main entrance door.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 72A Central Street, at the intersection of Central, Cross and Church Streets, in a Business District. The property is owned by CGI Companies and leased by the petitioner.

As stated at the public hearing, the petitioner has removed one of the window signs, so the petition for signage has been reduced from 3 canopy signs and two window signs to a total of 4 signs.

ZBA 92-55
Petition of Ardan Salon
72A Central Street

DEC 7 1 34 PM '92

The area of the 3 canopy signs totals 10.5 square feet, as each sign has an area of 3.5 square feet. The remaining window sign has an area of 2 square feet and is located adjacent to the main entrance door of the premises.

Drawings of the signage and a facade drawing dated October 20, 1992, drawn by Signs by J; and photographs were submitted.

On November 12, 1992, the Design Review Board reviewed the signage and voted to recommend that the variances for the 3 canopy signs be granted. The Board further recommended that the variance for the window sign adjacent to the entrance be granted, but that the second window sign be denied.

On November 17, 1992, the Planning Board reviewed the petition and voted to support the recommendations of the Design Review Board.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner is requesting a variance to allow the 4 signs which have already been installed to remain. Said signs exceed the maximum allowed number of one sign per business.

It is the opinion of this Authority that the 3 canopy signs, each sign having an area of 3.5 square feet, at a height of 7 feet 9 inches, are necessary for identification due to the unique corner location of the business with frontage on three streets.

It is the further opinion of this Authority that the requested window sign is also necessary for identification to pedestrian traffic.

Although this Authority does not condone the installation of signage without sign permits or the required zoning relief, it is the opinion of this Authority that the proposed signage is necessary for identification of the premises due to its peculiar location.

Therefore, the requested variance is granted to allow the 3 canopy signs and the one window sign as described in the foregoing Statement of Facts to remain, subject to application for sign permits from the Inspector of Buildings within 14 days of the date of this decision.

The Building Inspector is hereby authorized to issue permits for said signage upon his receipt and approval of applications for the four allowed signs.

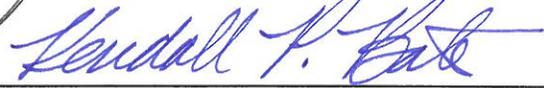
ZBA 92-55
Petition of Ardan Salon
72A Central Street

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 D. Donovan, Jr. Chairman



Kendall P. Bates



Robert R. Cunningham

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
DEC 7 1 34 PM '92