



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

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

ZBA 94-52
Petition of St. James the Great Church
900 Worcester Street

Pursuant to due notice, the Permit Granting Authority held a Public Hearing on Thursday, August 25, 1994 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 ST. JAMES THE GREAT CHURCH requesting variances from the terms of Section XXIIA and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to erect two wall signs at its premises at 900 WORCESTER STREET, in a Single Residence District: one sign with an area of 9.56 square feet at a height of 11 feet to be located on the right of the entrance, and the second sign with an area of 15.75 feet to be located above the entrance at a height of 26 feet. Variances are requested to exceed the allowed number of wall signs, and for each sign to exceed the allowed area of 1 square foot and the allowed height of 4 feet.

On August 8, 1994, the petitioner filed a request for 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 Robert Bastille, representing St. James the Great Church. Mr. Bastille said that the church has no sign. The original sign rotted away years ago, and the church is in need of both identification and an information sign telling when services are held.

Mr. Bastille explained that due to the high speed traffic on Route 9, the identification sign has to be large enough to be seen from the highway in both directions. The sign, composed of 9 inch skeleton letters, will be mounted on the pediment above the entrance porch. The second wall sign, which is much smaller, is needed to list the times masses are held.

No other person present had any comment on the petition.

Statement of Fact

The subject property is located at 900 Worcester Street, in a Single Residence District, and is owned by St. James the Great Church. The petitioner wishes to erect two wall signs: a 9.56 square foot information sign, to be installed to the right of the entrance at a height of 11 feet; and a 15.75 square foot identification sign to be installed above the entrance at a height of 26 feet. Variances are requested to exceed the allowed number of wall signs, and for each sign to exceed the allowed area and height for signage in a Single Residence District.

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Drawings of the signs, a partial site plan, and an elevation drawing, all drawn by Robert Bastille; and photographs were submitted.

On July 15, 1994, the Design Review Board reviewed the signage and voted to approve the design and placement of the two signs as proposed, and to support the granting of the requested variances.

On August 18, 1994, the Planning Board reviewed the petition and voted to support the recommendation of the Design Review Board.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. It is the opinion of this Authority that relief from the signage requirements in a Single Residence District is necessary due to the location of St. James the Great Church on Worcester Street, and the need of the church for visible identification to vehicular traffic.

It is the further opinion of this Authority that a literal enforcement of the provisions of Section XXIIA of the Zoning Bylaw would involve a substantial hardship to the petitioner, and that the requested relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

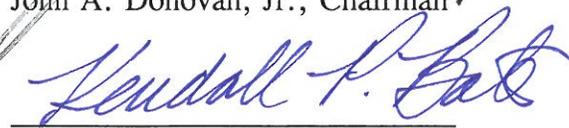
Therefore, the requested variances are granted to install two wall signs; one sign with an area of 15.75 feet at a height of 26 feet above the entrance, and a second sign with an area of 9.56 feet at a height of 11 feet on the right wall of the church, subject to installation in accordance with the submitted sign and elevation drawings.

The Inspector of Buildings is hereby authorized to issue a permit for said signs upon his receipt and approval of an application. No signage can be installed until this permit has been issued.

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

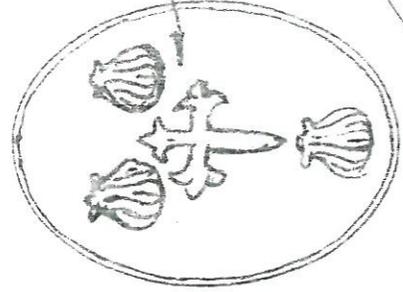

John A. Donovan, Jr., Chairman


Kendall P. Bates


Franklin P. Parker

SIGN TO BE MOUNTED ON FACE OF BRICK PIER.)

CARVED DESIGN - IN GOLD LEAF



HEADINGS CARVED PAINTED OFF-WHITE (BENJ. MOORE No. 954)
BACKGROUND BENJ. MOORE 16360 "BRONZETONE" (DARK BROWN) TO MATCH CHURCH DOORS

Welcome to

ST. JAMES THE GREAT PARISH COMMUNITY

LINE CARVED, PAINTED OFF-WHITE

Weekend Masses

SATURDAY

4:00 PM

SUNDAY

8:00 • 9:30 • 11:30 AM

Daily Masses

MONDAY - SATURDAY

8:00 AM

SIGNBOARD MATERIAL: PAINTED WOOD

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OWN CLERK'S OFFICE
TEL. 513-7411

8 10 43 AM '94

THIS LETTERING (NOT CARVED) IS PAINTED DIRECTLY ON DARK BROWN BACKGROUND, IN OFF-WHITE

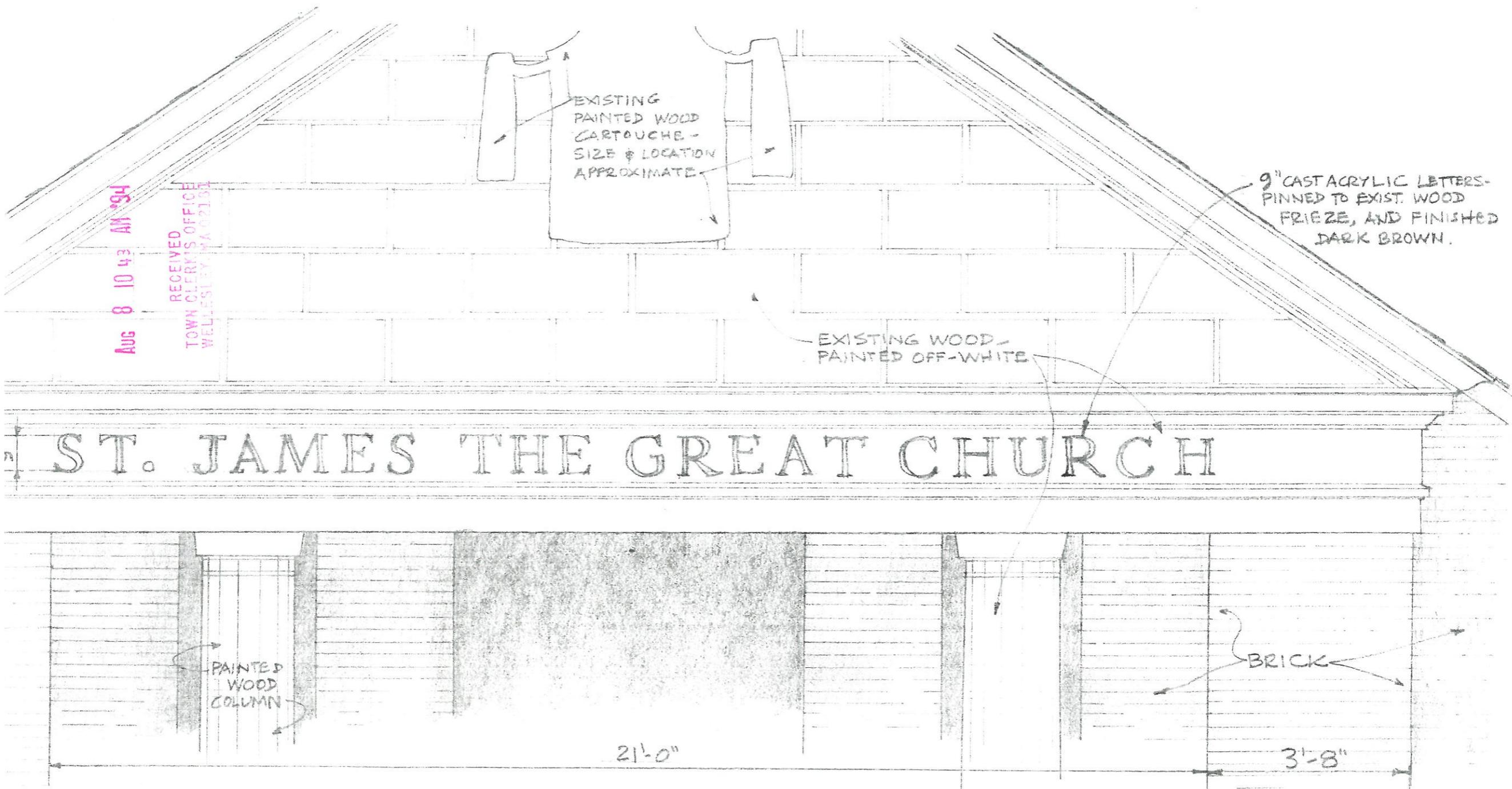
7/25/94 (SIGN NO. I) 2' 6"

SIGN CONTRACTOR: R. HONAN SIGN CO.
66 CREST AVE.
WINTHROP, MA 0215

PROPOSED MASS SCHEDULE SIGN BOARD FOR ST. JAMES THE GREAT CHURCH, WELLESLEY

SCALE: 3" = 1'-0"

4.3"



Aug 8 10 43 AM '94
 RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY, MA 02134

EXISTING
 PAINTED WOOD
 CARTOUCHE -
 SIZE & LOCATION
 APPROXIMATE

9" CAST ACRYLIC LETTERS -
 PINNED TO EXIST. WOOD
 FRIEZE, AND FINISHED
 DARK BROWN.

EXISTING WOOD -
 PAINTED OFF-WHITE

ST. JAMES THE GREAT CHURCH

PAINTED
 WOOD
 COLUMN

BRICK

21'-0"

3'-8"

(SIGN NO. II)

PROPOSED SIGN FOR ST. JAMES THE GREAT CHURCH
 WORCESTER STREET (RTE 9) WELLESLEY, MASS.
 5/5/94 (REV. 7/5/94) SCALE: 1/2" = 1'-0"