

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

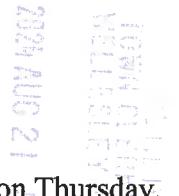
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ZBA 2024-57

Petition of Haynes Management, Inc.
284 Washington Street (JP Morgan)



Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, August 8, 2024, at 7:30 pm, on the petition of Haynes Management, Inc. requesting a Special Permit pursuant to the provisions of 5.18 and Section 6.3 of the Zoning Bylaw for installation of a second wall sign that will exceed the maximum number of wall signs allowed at 284 Washington Street, in a Business District.

On July 3, 2024, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing was Heather Dudko, representing Philadelphia Sign for JP Morgan. She said that the request is for a special permit to install a wall sign on a side elevation where there is no public entrance. She said that First Republic Bank had two by-right walls signs over the two public entrances but when the building was remodeled for JP Morgan, the side entrance was removed.

Ms. Dudko said that the proposed non-illuminated, 14 inch by 2 inch, 9 square foot sign will be identical to the by-right sign on the front elevation. She said that JP Morgan would like to maintain a sign on the side elevation for visibility for motorists and customers traveling on Washington Street who might not see the sign that is parallel to Washington Street.

Ms. Dudko said that the letters will be the same size but the sign will be shorter because the name of the bank is shorter. She said that it will be the same type of material, aluminum plate, with no illumination.

No member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 284 Washington Street, in a Business District.

The Petitioner is requesting a Special Permit pursuant to the provisions of 5.18 and Section 6.3 of the Zoning Bylaw for installation of a second wall sign that will exceed the maximum number of wall signs allowed by right.

Letter of Authorization, dated 1/26/24, signed by Mary R. Butler, Sign Information, Front Elevation and Side Elevation, dated 12/7/23, revised 12/14/23, prepared by Philadelphia Sign, and Existing Side Elevation were submitted.

On June 27, 2024, the Design Review Board voted unanimously to accept the application as presented, with recommendations.

On July 30, 2024, the Planning Board reviewed the petition and recommended that a Special Permit be approved.

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 installation of a second wall sign that will exceed the maximum number of wall signs allowed by right will be in harmony with the general purpose and intent of Section 5.18 of the Zoning Bylaw, as the sign scales will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign designs will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of a second wall sign that will exceed the maximum number of wall signs allowed by right, in accordance with the submitted plans.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

2024-57
Petition of
Haynes Management, Inc.
284 Washington Street (JP Morgan)

ZBA 2024-57

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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.

Robert W. Levy (l.m.)
Robert W. Levy, Acting Chairman

David G. Sheffield (l.m.)
David G. Sheffield

Peter Covo (l.m.)
Peter Covo

ZBA 2024-57
Applicant Haynes Management, Inc.
Address 284 Washington Street (JP Morgan)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

— SIDE Elevation—FACING EATON Ct.
lettering: 14" x 8'2" e 94.

Proposed



Signs Rendered Proportional to the Photo

EXISTING

Note: Main enhance has moved to front of building - therefore this sign requires SPECIAL permit (since there is no direct enhance.)



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE	DATE	REVISION	BY	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
JPM190 - Wellesley Hills 284 Washington Street Wellesley, MA 02481	RJW	A39225				
		SHEET	3			

Proposed



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE	DATE	REVISION	BY
JP Morgan	RJW	12.07.23	12.14.23	Rev E01, E02, E03-E06	RJW
ADDRESS			DWG NUM		
JPM190 - Wellesley Hills 284 Washington Street Wellesley, MA 02481			A39225		
			SHEET	2	

Existing



EXISTING SIDE Elevation, FACING EATON CT.



284 WASHINGTON ST.
JP MORGAN
ZONING DECISION ZBA. 2024-57.

R E C E I P T
Printed: September 18, 2024 @ 15:51:
Norfolk Registry of Deeds
William P O'Donnell
Register

Trans#: 63905 Oper: CMCELMAN

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Book: 42004 Page: 382 Inst#: 61594
Ct#: 526 Rec: 9-18-2024 @ 3:51:44b
WELL 284 WASHINGTON STREET

DOC	DESCRIPTION	TRANS AMT
DECISION		
10.00	rec fee	10.00
50.00	Surcharge	50.00
5.00	Tech. Surcharge	5.00
	Postage/Handling Fee	1.00
	State Fee \$40.00	40.00
	Total fees:	106.00
***	Total charges:	106.00
CHECK PM 7775		106.00