

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2024-60
Petition of LEP Properties LLC
576-590 Washington Street (Fixt)

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 LEP Properties LLC requesting a Special Permit pursuant to the provisions of 5.18 and Section 6.3 of the Zoning Bylaw for installation of six (6) awning signs that will exceed the maximum number allowed per business establishment and will exceed 25 percent of the area of the portion of the awning to which the signs are affixed, at 576-590 Washington Street, in the Wellesley Square Commercial 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 were Jen and Jason Tubo, owners of FIXT Dental. Ms. Tubo said that they purchased five retail condo units, three for the dental practice and two for laboratory spaces. She said that there are two businesses that operate as one business. She said that there is one entrance. She said that the request is to change all of the awnings so that they are consistent with their business and what they offer. She said that only a certain number of awnings are allowed per business.

Ms. Tubo said that the first three condo units that they purchased had four awnings, which are currently blank except for one with the name of the dental practice. She said that they purchased the other two condos later. She said that the previously separate units have been combined.

A Board member said that each awning represents an element reflecting the architecture of the building and function inside the building rather than identifying entrances.

Mr. Tubo said that there are four individual entities. He said that they replaced existing awnings with plain blue awnings a couple of years ago. He said that the existing awnings all had signage on them. He said that there were no doors at each of the locations.

The Chairman said that the relief being sought is for six awning signs that will exceed the maximum allowed per business establishment, and will exceed 25 percent of the portion of the awning to which the signs are affixed.

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

Statement of Facts

The subject property is located at 576-590 Washington Street, in the Wellesley Square Commercial 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 six (6) awning signs that will exceed the maximum number allowed per business establishment and will exceed 25 percent of the area of the portion of the awning to which the signs are affixed.

Letter to Zoning Board of Appeals, dated 6/30/24, from Lauren Delarda, ViewPoint Sign & Awning, Letter of Authorization, dated 5/22/24, signed by Jennifer Tubo, Sign Information, Location of Existing Awnings, Shed Style Awning Plan, dated 2/19/24, revised 2/29/24, 4/11/24, 4/16/24 & 4/24/24, prepared by ViewPoint Sign and Awning, were submitted.

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

On July 2, 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 six (6) awning signs that will exceed the maximum number allowed per business establishment and will exceed 25 percent of the area of the portion of the awning to which the signs are affixed 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 six (6) awning signs that will exceed the maximum number allowed per business establishment and will exceed 25 percent of the area of the portion of the awning to which the signs are affixed, 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.

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

David G. Sheffield (h.m.)
David G. Sheffield

Peter Covo (h.m.)
Peter Covo

ZBA 2024-60
Applicant LEP Properties LLC
Address 576-590 Washington Street (Fixt)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02462
2024 AUG 21 AM 8:51

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:

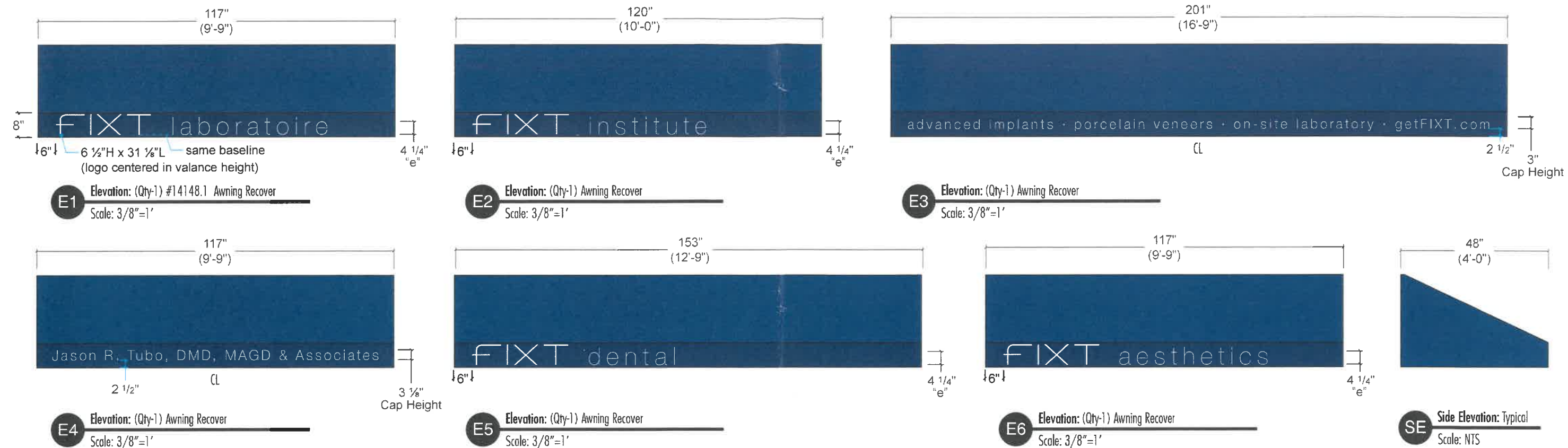
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



Shed Style Awning Recovers



Proposed



PE Photo Elevation
Scale: NTS



Existing

- Description:**
(Qty-6) Shed style awning recovers.
- Recovered with Sunbrella awning fabric.
- SGS heat-sealed vinyl graphics.
- Logo/Typeface:**
Logo supplied by customer.
- Typeface:**
Logo supplied by customer.
- Colors:**
Fabric: - Sunbrella Awning Fabric - Closest Match to Existing (TBD)
Graphics: - Sunbrella White Thermal Film (SGS-heat-sealed)
- Installation:**
By ViewPoint.