



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: August 4, 2014

THE ZONING BOARD OF APPEALS OF THE CITY OF WALTHAM WILL HOLD A PUBLIC HEARING IN THE GOVERNMENT CENTER, 119 SCHOOL STREET, WALTHAM, MA ON SEPTEMBER 16, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2014-19. **Petitioner:** Blue Pearl – Veterinarians Emergency and Specialty Center. **Owner:** Vescone Real Estate, LLC. **Nature of Appeal:** Application for Sign Variances. **Subject Matter:** Petitioner seeks to erect a ground sign at 180 Bear Hill Road. The request is to have a ground sign with an area of 140 Square feet which includes both sides of the sign. Sign will also be within 4 feet of the adjacent lot line and 3 feet distant from the street line. All other requirements of the Zoning Ordinance shall be met. **Location and Zoning District:** 180 Bear Hill Road; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** Article VI, §6.622b and §6.63b. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** Article VI, §6.622b allows maximum area of sign to be 48 square feet (both sides), Section 6.63b requires the distance from the adjacent lot line be 12 feet and distance from the street line be 6 feet. Here, the proposed ground sign will have a total square feet of 140 square feet (both sides) and the sign will be 4 feet from the adjacent lot and 3 feet distant from the lot line. Because of the location of the Veterinary Clinic on Bear Hill Road at the corner of Fox Road, the topography of Bear Hill Road and the curve in the road – it would be difficult (if not impossible) to see the proposed ground sign unless it is located as requested and is of the size proposed. Further information and plans concerning this case may be viewed at the Zoning Board of Appeals' Office, 119 School Street, Waltham, Massachusetts 02451; Hours: Monday - Friday 8:30-4:30. **MEMBERS:** Chair Barbara Rando, Michael Cotton, Mark Hickernell, John Sergi, Glenna Gelineau. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Marc Rudnick, Michael Squillante, Gordon LaSane.