



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: October 1, 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 DECEMBER 2, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2014-26. **Petitioner/Owner:** Hines MIP River Street LLC. **Nature of Appeal:** Application for Sign Variance. **Subject Matter:** The locus has approximately 4.109 acres of land. The locus is situated in an Industrial Zoning District and the Riverfront Overlay Zoning District. The Petitioner proposes to locate, construct, use and maintain various signs on the locus to identify the new residential structure, the associated leasing office, the businesses of an abutting parcel as well as means of access and egress for the locus. **Location and Zoning District:** 36 River Street is located in an Industrial Zoning District and Riverfront Overlay Zoning District. **Provisions of Zoning Ordinance Involved:** §6.392, §6.622(b), §6.63(c), §6.642(b). **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** §6.392 states that all signs shall be limited to identification of the person occupying the premises at or on which the sign is maintained, or the activity or business being carried on at the premises, and here one ground sign will identify the owners and/or tenants of the property known as 10 River Street, Waltham/700 Pleasant Street, Watertown and not the owners or tenants of the locus. §6.622(b) states that no ground sign shall exceed 48 square feet in area and here one double faced ground sign has 47.25 square feet of area per side for a total of 94.5 square feet. §6.63(c) states only one ground sign is permitted per lot in districts where they are allowed and here four (4) ground signs are proposed throughout the locus. §6.642 (b) limits the area of projecting signs to 64 square feet and here two double faced projecting signs exceed 64 square feet in area. The double faced projecting signs have areas of 43.3 and 52.5 square feet per side respectively resulting in total areas of 86.6 and 105 square feet. 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.