



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: May 29, 2015

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 JUNE 30, 2015 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2015-10. **Petitioner:** Hobbs Brook Management LLC. **Owner:** 275 Wyman LLC. **Nature of Appeal:** Application for Sign Variance. **Subject Matter:** The locus consists of a large parcel of land containing 7.54 acres of land with an office building located thereon. The Petitioner proposes to construct, use and maintain a number of signs on the property and the building to identify the occupants and to direct visitors to the locus. **Location and Zoning District:** 275 Wyman Street is located in a Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** § 6.53 and § 6.6798. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:**

1. §6.6798 states that firm name signs may be attached to a building no larger than five feet by 20 feet and non-illuminated, and here:
  - a. Sign A (Cimpress) measures 27.38 feet (328.59 inches) by 2.89 feet (34.62 inches) and is illuminated by Low Voltage LED Channels letters in compliance with § 6.73, as recently amended by the City Council, "Lighting Intensity in other Districts ... Limited Commercial"; and
  - b. Sign B (Vistaprint) measures 9.89 feet (118.72 inches) by 1.26 feet (15.08 inches) and is illuminated by Low Voltage LED Channels letters in compliance with § 6.73, as recently amended by the City Council, "Lighting Intensity in other Districts ... Limited Commercial".
2. §6.53 states that there may be one directory sign of an area not exceeding one square foot for each occupancy at each entrance, and here:
  - a. Sign A (Cimpress) measures 6.26 feet (75.16 inches) by 1 foot (12 inches) and contains 9.3 square feet;
  - b. Sign B (Vistaprint) measures 6.26 feet (75.16 inches) by 1 foot (12 inches) and contains 9.3 square feet; and
  - c. Sign C (New Tenant Logo) measures 6.26 feet (75.16 inches) by 1 foot (12 inches) and contains 9.3 square feet.
3. §6.6798 states that one non-illuminated ground sign not in excess of 32 square feet may be constructed identifying a building or its occupants at the entrance or gates of the lot,

and here there are two new ground signs (which replace two of the ground signs approved in Case No. 2010-10), each containing two signs, as follows:

- a. The ground sign on the northwesterly corner of the locus abutting Wyman Street has two signs thereon:
    - i. Sign A (Cimpress) measures 11.96 feet (143.46 inches) by 1.23 feet (14.76 inches) and contains 23.4 square feet and is illuminated by an 8.4 Watt floodlight in compliance with § 6.73, as recently amended by the City Council, “Lighting Intensity in other Districts ... Limited Commercial”; and
    - ii. Sign B (Vistaprint) measures 9.30 feet (111.65 inches) by 1.05 feet (12.57 inches) and contains 17.4 square feet and is illuminated by an 8.4 Watt floodlight in compliance with § 6.73, as recently amended by the City Council, “Lighting Intensity in other Districts ... Limited Commercial”; and
  - b. The ground sign on the southwesterly corner of the locus abutting Wyman Street has two signs thereon:
    - i. Sign A (Cimpress) measures 11.96 feet (143.46 inches) by 1.23 feet (14.76 inches) and contains 23.4 square feet and is illuminated by an 8.4 Watt floodlight in compliance with § 6.73, as recently amended by the City Council, “Lighting Intensity in other Districts ... Limited Commercial”; and
    - ii. Sign B (Vistaprint) measures 9.30 feet (111.65 inches) by 1.05 feet (12.57 inches) and contains 17.4 square feet and is illuminated by an 8.4 Watt floodlight in compliance with § 6.73, as recently amended by the City Council. “Lighting Intensity in other Districts ... Limited Commercial”.
4. To modify so much of Case No. 2010-10 that requires in Condition 2, that “All construction and use of the premises shall be in accordance with the [plans filed therein]” by the substitution of the plans in this present Case, where required.

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.