



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: February 21, 2013

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 March 26, 2013 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2013-04. **Petitioner:** SPC Main Street LLC. **Nature of Appeal:** Sign Variance. **Subject Matter:** The locus consists of one parcel (known herein as 1265 Main Parcel), owned by the Petitioner and approximately 96.54 acres. The 1265 Main Parcel is entirely within the Commercial Zoning District and located on the north side of Main Street. The site was previously occupied by Polaroid Corporation, and consisted of eight (8) buildings totaling approximately 862,000 SF± and 1,489 parking spaces. Phase 1, which is already permitted, is currently under construction and consists of demolishing 7 of the 8 existing buildings. Under Phase 1, the one remaining building will be renovated as an office use and several new buildings of mixed retail use, totaling 280,000 square feet, will be constructed. **Provisions of Zoning Ordinance Involved:** §6.51 and 6.612(b); §6.52; §6.56; §6.63(a); §6.63(b); §6.63(c) and §6.6762. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** §6.51 and 6.612(b) state that the amount of wall signage for a building in the Commercial Zoning District is determined by multiplying the width of the building on the principal street times six, which in this instance would allow approximately 912 square feet. However, in this instance, only one (1) of the nine (9) buildings faces on Main Street. Interior principal streets have been proposed throughout the development creating a new principal street for each of the nine (9) buildings. This variance request would allow for 21,126 square feet of wall signage (building frontage on interior principal streets times 6). §6.52 states that the amount of secondary signage is to be deducted from the amount of total wall signage allowed under §6.51. Here it is proposed that the amount of secondary signage be deducted from the 21,126 square feet of total proposed wall signage. §6.52 states that secondary wall signs shall not exceed eighteen (18) square feet in area and here there are thirty (30) secondary signs which exceed eighteen (18) square feet. §6.56 states that when a building is to the rear of another building and does not face on the street, the amount of wall sign for such building is based on the percentage of floor area of that building in relation to all of the floor area on the lot, and here it is proposed that the amount of signage on such buildings be deducted from the 21,126 square feet of total proposed signage, rather than a percentage basis of the floor area of all of the buildings on the lot. §6.63(a) states that no ground sign shall project over a street, and here it is proposed that banner signs are attached to light poles along the principal drive. §6.63(b) states that ground signs shall be set back at least six feet from the street line, and here it is proposed that banner signs are

attached to light poles within the median of the principal drive. **§6.63(c)** states only one (1) ground sign is permitted per lot in districts where they are allowed and here forty-six (46) ground signs are proposed. **§6.6762** states that directional signs shall not exceed four (4) square feet in area and here twelve (12) directional signs each exceed four (4) 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.