



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: September 22, 2017

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 November 14, 2017 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2017-32. **Petitioner:** Premier Storage Investors, LLC. **Owner:** PSI Atlantic Waltham MA, LLC. **Nature Of Appeal/Petition:** Application for Sign Variances. **Subject Matter:** The locus is a large parcel of land located on the easterly side of Bear Hill Road. The locus contains 85,229 \pm square feet of land (1.957 \pm acres) with an existing one story commercial structure and 144 surface parking spaces located thereon. The Petitioner proposes to raze the existing commercial structure and surface parking to construct, use, and maintain a new self-storage facility thereon. This Petition is for proposed signage associated with the proposed self-storage facility. **Location And Zoning District:** 151-171 Bear Hill Road in a Commercial Zoning District. **Provisions Of Zoning Ordinance Involved:** §6.52 and §6.622(b).
Specific Relief Sought:

1. §6.52 provides in pertinent part that “Each business establishment or activity which abuts at least one exterior wall of the building in which it is located may have one secondary wall or individual letter sign(s) on another exterior wall of that building, provided that no such secondary wall sign shall exceed 18 square feet...” and here:
 - a. Sign 2 measures approximately 128.1 sq. ft. (341.7” x 54”) and is to be located on the easterly side of the proposed self-storage building along Route 128 / Interstate 95; and
 - b. Sign 3 measures approximately 203.2 sq. ft. (430.3” x 68”) and is to be located on the northerly side of the proposed self-storage building along Bear Hill Road.
2. § 6.622(b) provides in pertinent part that ground signs in the Commercial Zoning District shall not exceed 48 feet in area. Here, the Petitioner proposes to construct, use, and maintain a double-faced ground sign (Sign 6) which measures approximately 47.9 sq. ft. per side (113” x 61”), approximately 95.8 sq. ft. total.

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, Sarah Hankins.