



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: May 30, 2019

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 July 16, 2019 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2019-19. **Petitioners:** Hobbs Brook Management LLC. **Owners:** 81 Wyman LLC and 175 Wyman LLC. **Nature of Appeal:** Sign Variance and Modification of Case No. 2011-12 & Case No. 2019-03. **Subject Matter:** The two parcels that are the subject of this petition are a part of the larger Hobbs Brook Office Park (“Office Park”), which has frontage on Wyman Street, Winter Street, and Lincoln Street. 81 Wyman Street was only recently added to the Office Park and the Petitioner has made numerous improvements to connect all of the parcels of the Office Park with an internal driveway system. In connection therewith, the Petitioner proposes to construct, use, and maintain various signs on 81 Wyman Street and 175 Wyman Street in order to identify some of the different buildings within the Office Park including the occupants of those buildings, and the directions to different locations within the Office Park. **Location and Zoning District:** 81 Wyman Street & 175 Wyman Street are located in a Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** §§ 6.392, 6.63 (c), 6.675, 6.6798, and 7.2 **Specific Relief Sought:** *Note - All references to “Sign #s” are to the Sign #s as shown on the Plans filed in this matter.*

81 Wyman Street:

Office Park Sign Variance:

1. § 6.675 states that an Office Park may have one entry way sign on each street frontage identifying the Office Park and here there are:
 - a. Five (5) existing entry way signs on the easterly side of Wyman Street; and the addition of the new entry way sign (Sign 1) will result in there being six entry way signs on the easterly side of Wyman Street.
2. § 6.675 states that an Office Park entry way sign may only identify the name of the Office Park and the management, and here the new entry way sign (Sign 1) will also identify the business(es) from time to time occupying 81 Wyman Street, similar to the aforementioned other five (5) existing entry way signs.

Ground Sign Variances:

1. § 6.63 (c) states that only one ground sign is permitted per lot in districts where they are allowed and here there will be three ground signs (Signs 1, 5 and 6) on this lot.

2. § 6.6798 states that in the Limited Commercial Zone:
 - a. There may be only one ground sign on a lot and here there will be three ground signs (Signs 1, 5 and 6) on this lot;
 - b. The ground sign must be located at the entrance of the lot, and here only one of the three ground signs (Sign 1) is located at the entrance of the lot;
 - c. The ground sign cannot exceed 32 square feet in the area and here:
 - i. The ground sign at the entrance (Sign 1) is 23.31 square feet per side for a total area of 46.62 square feet;
 - ii. The ground sign on the landscape wall (Sign 5) is 64.90 square feet; and
 - iii. The ground sign at the rear entrance to the building (Sign 6) is 6.62 square feet.

Modification of Prior Variance:

§ 7.2 allows the Zoning Board of Appeals to modify previous Decisions. Case No. 2019-03, which concerns the Wall Sign on the building at 81 Wyman Street required in Condition 2, that “All construction and use of the premises shall be in accordance with the [plans filed therein]”, and here the petitioner requests the Board of Appeals to modify this condition by the addition of the Plans in this present Case, where required.

175 Wyman Street:

Ground Sign Variances:

1. § 6.63 (c) states that only one ground sign is permitted per lot in districts where they are allowed and here:
 - a. There are two existing ground signs on this lot, and with the addition of two more ground signs (Signs 2 and 3) there will be four ground signs on this lot.
2. § 6.6798 states that in the Limited Commercial Zone:
 - a. There may be only one ground sign on a lot and here there are two existing ground signs on this lot, and with the addition of two more ground signs (Signs 2 and 3) there will be four ground signs on this lot;
 - b. The ground sign must be located at the entrance of the lot, and here only one of the existing ground signs are located at the entrance of the lot; and
 - c. The ground sign cannot exceed 32 square feet in area and here one of the new ground signs (Sign 2) is 23.31 square feet per side for a total area of 46.62 square feet.
3. § 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 the new ground signs (Sign 2 and 3) identify businesses and/or buildings on other lots.

Modification of Prior Variance:

§ 7.2 allows the Zoning Board of Appeals to modify previous Decisions. Case No. 2011-12, which concerns the ground signs and building signs at 175 Wyman Street required in Condition 2, that “All construction and use of the premises shall be in substantial accordance with the [plans filed therein]”, and here the Petitioner requests the Board of Appeals to modify this condition by the substitution and/or addition 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, Sarah Hankins.