



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: April 6, 2021

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 May 4, 2021 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2021-08. **Petitioner:** Marcus Partners, Inc. **Owner:** PD Winter Street, LLC, GI TC 850 Winter Street, LLC, and PDM 900 Unit, LLC. **Nature of Application/ Petition:** Application for Sign Variances and Modification of Case No. 09-30. **Subject Matter:** The locus consists of a large parcel of land, a portion of an office park commonly known as Reservoir Woods West, with the existing structures and signs located thereon. Throughout the office park there is signage that is both common to the various businesses located in the office park as well as signage that is particular to the various businesses located within certain buildings. A new office / research laboratory building known as 900 Winter Street was recently completed at the locus and the Petitioner / Owners propose to construct use and maintain one ground sign for purposes of identifying the occupant of the building, and four directional signs, all of which are proximate to the new 900 Winter Street. Additionally, the Petitioner / Owners propose to modify Case No. 09-30 by the substitution and/or addition of the Plans approved in that case with the Plans filed as part of this Petition, which depict all of the existing and proposed ground signage on site. **Location and Zoning District:** 900-910 Winter Street is located in a Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** § 6.63(c), § 6.6761, § 6.6762, § 6.6798, and § 7.2. **Specific Relief Sought:**

Ground Sign Variances:

1. § 6.63(c) and § 6.6798 state that only one ground sign is permitted and here there will be five ground signs (four existing, one proposed).
2. § 6.6798 states that in the Limited Commercial Zone:
 - a. The ground sign must be located at the entrance of the lot, and here the proposed ground sign is not located at the entrance of the lot; and
 - b. The ground sign cannot exceed 32 square feet in the area and here the proposed ground sign is a double-sided ground sign containing 38.333 sq. ft. per side (76.666 sq. ft. total).

Directional Sign Variances:

1. § 6.6761 states that directional signs shall contain no advertising copy. Here, three of the four directional signs will contain the name of the 900 Winter Street building occupant.
2. § 6.6762 states that directional signs shall not exceed four square feet in area. Here, each directional sign is a double-sided sign containing 10 sq. ft. per side (20 sq. ft.

total) and are comparable in size to previously approved existing directional signage on site.

Modification of Case No. 09-30:

§ 7.2 allows the Zoning Board of Appeals to amend previous Decisions.

Case No. 09-30 required in Condition No. 2 of the Decision that “All construction and use of the premises be in accordance with the [plans filed therein]”. Accordingly, the Petitioner request the Board of Appeals to modify this condition by the substitution and/or addition of the Plans approved in that case with the Plans filed as part of this Petition, which depict all of the existing and proposed ground signage on site.

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.

NOTE: if a Stay-at-home order is in effect at time of hearing the Board may meet remotely through Zoom. Please check city website for updates <https://www.city.waltham.ma.us/>.