



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

Date Filed: September 3, 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 October 5, 2021 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2021-29. **Petitioner:** Jumbo Capital Management, LLC. **Owner:** JC/SMP Waltham Owner, LLC. **Nature of Application/Petition:** Application for Sign Variances and § 7.2 Modification of Case No. 03-52. **Subject Matter:** The locus is an oddly shaped parcel of land located at the corner of Turner Street and South Street, with an existing retail store located thereon. There is also an existing, single-sided ground sign near the corner of Turner Street and South Street granted in ZBA Case No. 03-52 pursuant to § 6.392 to allow the sign to identify the owners and/or tenants located at 130 Turner Street (Stony Brook Office Park), which is also owned by the Petitioner / Owner. Now, the Petitioner proposes to remove the existing sign and replace it with a double-sided sign consisting of approximately 35.625 square feet per side identifying the Stony Brook Office Park at 130 Turner Street as well as providing room to list certain future tenants of 130 Turner Street on the sign. Additionally, the Petitioner / Owners propose to modify Case No. 03-52 by the substitution of the Plans approved in that case with the Plans filed as part of this Case. **Location and Zoning District:** 5 Turner Street; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** § 6.392, § 6.62(b) and § 7.2. **Specific Relief Sought:** Ground Sign Variances:

1. § 6.392 states that signs shall be limited to identifying the business being carried on at the premises where the sign is to be located. Here, the sign will identify the abutting property and businesses at 130 Turner Street, as this Board previously granted in Case No. 03-52.
2. § 6.62(b) states that no ground sign in the Commercial Zoning District shall exceed 48 square feet in area. Here, the proposed sign is a double-sided sign containing approximately 35.625 square feet per side (total approximately 71.25 square feet). Thus, while the size of the sign is less than 48 square feet a variance is required when counting content on both sides of the sign.

Modification of Case No. 03-52:

§ 7.2 allows the Zoning Board of Appeals to amend previous Decisions. Case No. 03-52 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 requests the Board of Appeals to modify this condition by the substitution of the Plans approved in that case with the Plans filed as part of this Case.

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.