



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 #: 2021-30. **Petitioner:** Jumbo Capital Management, LLC. **Owner:** JC/SMP Waltham Owner, LLC. **Nature of Application/Petition:** Application for Sign Variances and § 7.2 Modification of prior Decision. **Subject Matter:** The locus is a large (15.59 acres), oddly shaped parcel of land located at the end of Turner Street, with an existing building located thereon (Stony Brook Office Park). There are four ground signs located on site identifying the office park and the various tenants located therein, as well as a wall sign facing I-95 / Rt. 128. The Petitioner proposes to replace the existing ground signage as well as construct, use and maintain new wall signage, identifying the office park and the various tenants occupying the office park.

Location and Zoning District: 130 Turner Street; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** § 6.52, § 6.63(c), and § 7.2. **Specific Relief Sought:**

Wall Sign Variances:

1. § 6.52 states that not more than three secondary wall signs shall be affixed to the same wall and here the Petitioner is proposing one wall with four secondary wall signs identifying various tenants of the building, all of which shall not exceed 18 square feet as required by § 6.52.
2. § 6.52 states that secondary wall signs shall not exceed 18 square feet. The Petitioner is proposing to construct, use, and maintain two 75 square foot secondary wall signs and one 70 square foot secondary wall sign, all on separate walls identifying various tenants of the building.

Ground Sign Variances:

1. § 6.63(c) states that only one ground sign shall be allowed per lot. Here, the Petitioner proposes to replace the four existing ground signs with new signage in largely the same locations. All of the proposed signs are compliant with the size requirements of ground signs in the Commercial Zoning District.

Modification of Case No. 20-05:

§ 7.2 allows the Zoning Board of Appeals to amend previous Decisions. Case No. 20-05 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 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 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.