



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: September 7, 2022

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 18, 2022 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2022-43. **Petitioner:** Hobbs Brook Real Estate LLC. **Owner:** 275 Wyman LLC. **Nature of Application/ Petition:** Sign Variances. **Subject Matter:** The locus is a large (14.04 acres), oddly shaped parcel of land located along the easterly side of Wyman Street, with the newly constructed 225 Wyman Street building located thereon. The Petitioner proposes to construct, use, and maintain two internally illuminated wall signs, one approximately 96 sq. ft in area and the other approximately 97 sq. ft. in area, identifying two of the tenants within the building. **Location and Zoning District:** 225 Wyman Street; Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** §6.6798. **Specific Relief Sought:** § 6.6798 regarding signs in the Limited Commercial Zoning District allows one non-illuminated wall sign no larger than five feet by twenty feet (100 sq. ft.). Here, the Petitioner proposes to locate two internally illuminated wall signs identifying different tenants in the building, both of which exceed the twenty-foot width requirement. 1. One sign measuring 4'-6.5" x 21' (approximately 96 sq. ft.) shall be located on the southerly side of the building's southwesterly wing; and 2. One sign measuring 3'-9.1875" x 25'-8.1875" (approximately 97 sq. ft.) shall be located on the westerly side of the building's northwesterly wing. 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:** Michael Cotton, Mark Hickernell, John Sergi, Glenna Gelineau, Matthew Deveaux. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Marc Rudnick, Michael Squillante, Sarah Hankins.