



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: October 21, 2014

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 DECEMBER 9, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2014-29. **Petitioner/Owner:** 92-94 Trapelo Road Realty Trust c/o Ciro G. & Mario D. Zottola, Trustees. **Nature of Appeal:** Application for Variance – Height based on elevation. **Subject Matter:** The Petitioner seeks to establish an elevation on the lot from which the height of any building can be determined. The building(s) is known and numbered as 300 College Farm Road. The height of the existing building(s) currently exceeds and the height of any proposed future proposed building(s) will exceed the height allowed by Section 4.11 under the method of calculating height under definition of height defined in Section 2.326 of the Zoning Ordinance. The existing building is legal non-conforming as to height and the proposed addition to the building requires this variance to be constructed. The request is for a determination of height/elevation only. The construction of any future addition will require a special permit from the City Council. All other provisions of the Zoning Ordinance shall be met and the required parking shall be provided. **Location and Zoning District:** 300 College Farm Road; Business A and Residence A-3. **Provisions of Zoning Ordinance Involved:** Article 4, Section 4.11 and Article 2, Section 2.326 **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** Sections Article 4, Section 4.11 requires building height of 36 feet and 3 stories in a Business A Zone with height being calculated based on average existing grade (elevation) defined in Section 2.326. Due to the topography of the locus it is necessary to use an existing ground contour line (base elevation) of 214.0 feet to determine the height of the building rather than the average existing elevation of 207.2 feet. Based on this request for a base elevation of 214.0 feet the height requirement of Section 4.11 shall be met. 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, Gordon LaSane.