



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: July 22, 2015

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 AUGUST 25, 2015 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2015-14. **Petitioner/Owner:** Full House Realty Trust. **Nature of Appeal:** Variance- parking. **Subject Matter:** The developer plans to renovate the second floor of a two-story commercial building in a Business C district, currently underutilized as mostly vacant, unimproved office space. The developer will convert eight (8) offices into six (6) residential apartment units. The first floor of the building will retain its current use as three (3) commercial storefronts. The renovation of the property into a mixed-use, transit-oriented building will provide needed quality housing and contribute to the revival of the Moody Street commercial corridor. The conversion of the second floor to multifamily residential use is permitted by as of right by the Zoning Ordinance (§3.4 and §3.618). There will be no increase in FAR and no increase in intensity of use. The developer seeks a variance for parking (§5.232). **Location and Zoning District:** 329-333 Moody Street; Business C Zoning District. **Provisions of Zoning Ordinance Involved:** §5.232. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** §5.232 of the Ordinance requires that parking standards for residential dwelling units which are designed from existing commercial space in a Business C District shall have 1.25 parking spaces per dwelling unit. The subject property will have four (4) parking spaces. Therefore, the Ordinance would require eight (8) parking spaces for the six (6) residential units ( $1.25 * 6 = 7.5$ ). The applicant seeks a variance from §5.232 of the Ordinance. If granted, the variance will have no impact as the property is in direct proximity to the Crescent Street, Spruce Street, and Walnut Street municipal parking lots, and is walking distance to the commuter rail station. 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.