



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: April 15, 2016

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 MAY 17, 2016 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2016-10. **Petitioner/Owner:** 152 Grove Street, LLC c/o Hilco Real Estate, LLC. **Nature of Application/Petition:** Application to Amend Conditions in previously issued variances and make finding under G.L. c.40A, §6. **Subject Matter:** To allow Petitioner to remove exterior walls and make other modifications to reduce pre-existing nonconformities at the property. Petitioner seeks (i) permission to amend conditions in previously issued variances from 1961, 1965, and 1978, and (ii) a finding under G.L. c.40A, §6 that the proposed changes are not substantially more detrimental than the existing nonconforming structures to the neighborhood. **Location and Zoning District:** 152 Grove Street; Industrial and Residence A-4 Zoning Districts. **Provisions of Zoning Ordinance Involved:** Sections 3.71 and 7.2. **Specific Relief Sought:** The Petitioner is seeking to modernize the buildings and beautify the Property, which will include removing certain exterior walls, adding additional windows, shade trees and landscaping, modifying traffic circulation and parking at the property, and adding a new lobby accent feature to Building A. As part of this work, Petitioner will reduce or eliminate many of the existing nonconformities, including the side yard from the residential district, side yard, the parking lot setback, and FAR. In Case #78-19, the Board granted a variance to allow a predecessor to the Petitioner to construct 60 additional accessory employee parking spaces in a residential zone. Condition #2 of the decision in Case # 78-19 required that all construction and use of the Property be in accordance with two plans specified in the decision. In addition, as part of the grant by the Board of variances in 1961 and 1965, plans were submitted by a predecessor to the Petitioner and approved by the Board. The Petitioner seeks to (i) modify Condition 2 of the decision in Case #78-19 and modify the plans of record in connection with the 1961 and 1965 variances so that construction and use of the Property are in accordance with new plans which would modernize the buildings, beautify the Property and reduce or eliminate many of the existing nonconformities, and (ii) obtain a finding that the proposed changes to the Property are not substantially more detrimental than the existing nonconforming structures to the neighborhood. The proposed modifications to the Property will not impact the prior variances and will not require any new variances. 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.