



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: May 18, 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 JUNE 21, 2016 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2016-17. **Petitioner:** Storage Development Partners, LLC. **Owner:** 96 Linden Street Realty Trust c/o Babak Veyssi, Trustee. **Nature of Application/Petition:** Application for Dimensional Variances. **Subject Matter:** The locus of this Petition is a large parcel of land located on the westerly side of Linden Street. The locus contains 70,756  $\pm$  square feet of land (1.62  $\pm$  acres) with an existing one story commercial structure and surface parking thereon. The commercial building has been vacant for a number of years. The Petitioner proposes to raze the existing commercial structure and parking and construct, use and maintain a new four story self-storage facility with parking underneath. **Location and Zoning District:** 96 Linden Street; Business B Zoning District. The subject premises are shown in the "Atlas City of Waltham, Massachusetts" as follows: Page 52, Block 4, Lot 1; Page 52, Block 4, Lot 2; and Page 53, Block 6, Lot 1. **Provisions of Zoning Ordinance Involved:** §5.21, §5.22(b), §5.91 and §4.11. **Specific Relief Sought:** §5.21 states that parking shall be provided for Offices at the rate of 1 parking space per 300 square feet of gross floor area. Here, there is 1,350 square feet of office space requiring 5 parking spaces. Additionally, §5.22(b) states that parking shall be provided at least at the rate of one parking space per 1,000 square feet of gross floor area. In this case the Petitioner would be required to provide 121 parking spaces for 120,075 square feet of gross floor area of the self-storage facility. Accordingly, 126 total parking spaces are required for the building and here the Petitioner proposes to provide 14 parking spaces. §5.91 states that a warehouse (self-storage facility) containing 100,000 to 200,000 square feet requires 1 loading area measuring 25 feet x 70 feet and 4 loading areas measuring 12 feet x 70 feet. Here the Petitioner proposes to provide 1 loading area measuring 18 feet x 12.5 feet. §4.11 ("Table of Dimensional Regulations") states that no building in a Business B Zoning District shall exceed 48 feet in height. The proposed building will have an actual height of 48 feet. However, § 2.326 of the Zoning Ordinance states that the height of the building is determined not from the actual height, but from the vertical distance above the "average existing elevation" of a lot, and based on this standard the building will be 49.38 feet in height. 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.