



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: October 24, 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 December 6, 2016 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2016-41. **Petitioner:** Colbea Enterprises, LLC c/o Ayoub Engineering Inc. **Owner:** Colbea Enterprises, LLC. **Nature of Application/Petition:** Application for Variances – Dimensional. **Subject Matter:** Petitioner proposes the demolition of the existing gas station and convenience store building and construction of a new 3,600 ± s.f. gas station with convenience store and fast-food establishment. New gas pumps and associated canopy to be constructed. **Location and Zoning District:** 65 Main Street; Business B Zoning District. **Provisions of Zoning Ordinance Involved:** Article IV, Sections 4.11; 4.233; and 4.234 and Article III, Section 3.634. **Specific Relief Sought:** Petitioner seeks the following: 1) Dimensional Variances from rear yard requirements of Article IV, Sections 4.11 (25 feet); 4.233 (30 feet – rear yard depth of adjacent RA-4 lot); and 4.234 (25 feet) to permit the following setbacks: a reduction in the main building setback from the required 30 foot (25 feet) setback to 4 feet at its closest proximity on the northerly side of the building, a reduction to 10.5 feet at its closest proximity on the easterly side of the building and a reduction to 10.5 feet at its closest proximity on the westerly side of the building. And a reduction in setback for the trash receptacle enclosure from the required 30 foot (25 feet) setback to 1 foot at its closest proximity to the property line. 2) Dimensional Variance from requirements of Article III, Section 3.634 Retail Gasoline Stations, which relates to the limitation on the public floor area of a convenience food store, which is not to exceed 1,000 s.f. Petitioner seeks to increase the public floor area of the proposed convenience food store from the limit of 1,000 s.f. to 1,018 s.f. 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.