



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: November 4, 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 20, 2016 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2016-45. **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, fast-food establishment and associated site improvements. New gas pumps and associated canopy to be constructed. **Location and Zoning District:** 225 Waverley Oaks Road; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** 1.) Dimensional Variance from rear yard requirement of Article IV, Sections 4.11(main building); 2.) Dimensional Variance from side yard requirement of Article IV, Section 4.11 (Dumpster); and 3.) Dimensional Variance from requirement of Article III, Section 3.634- retail gasoline Stations related to limitation on public floor area of convenience food store (not to exceed 1,000 s.f.). **Specific Relief Sought:** Petitioner seeks the following: 1) (Main Building) Dimensional Variances from requirements of Article IV, Sections 4.11 to permit a reduction in the main building setback from the required 25 feet Rear Yard requirement to 15 feet at its closest point on the southeasterly side of the building and a reduction to 15.4 feet at its closest point on the northeasterly corner of the building; 2.) (Dumpster) Dimensional Variance from requirements of Article IV, Section 4.11 to permit a reduction in the dumpster setback from the required 15 feet Side Yard to 10 feet at its closest point; and 3.) Dimensional Variance from the 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 2,306 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.