



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: August 21, 2017

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 October 3, 2017 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2017-28. **Petitioner:** Premier Storage Investors, LLC. **Owner:** PSI Atlantic Waltham MA, LLC. **Nature Of Appeal/Petition:** Application for Dimensional Variances. **Subject Matter:** The locus of this Petition is a large parcel of land located on the easterly side of Bear Hill Road. The locus contains 85,229 ± square feet of land (1.957 ± acres) with an existing one story commercial structure and 144 surface parking spaces located thereon. The Petitioner proposes to raze the existing commercial structure and surface parking and construct, use and maintain a new, 111,921 ± square foot, 3-story self-storage building with 14 surface parking spaces. **Location and Zoning District:** 151-171 Bear Hill Road is located in a Commercial Zoning District. **Provisions Of Zoning Ordinance Involved:** §5.21, §5.22(b), and §5.91. **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 985 square feet of office space requiring 4 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 for industrial or warehouse uses (self-storage). In this case the Petitioner would be required to provide 111 parking spaces for 110,936 square feet of gross floor area of the self-storage facility. Accordingly, 115 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 between 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 two loading areas measuring 12 feet x 70 feet. 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.