

341 SECOND AVENUE
WALTHAM, MA
LIST OF SPECIAL PERMITS
& WAIVERS

Special Permits:

Chapter Z (Zoning) - Section 3.511 – Special Permit for Intensity of Use – Allowing for a maximum Floor Area Ratio greater than 0.4.

Chapter Z (Zoning) - Section 3.512 – Special Permit for Use – Allowing a multi-family dwelling not allowed by right in the Commercial District.

Waivers:

Chapter Z – Section 3.4 – Table of Uses – Allowing a multi-family dwelling not allowed by right in the Commercial District.

Chapter Z – Section 3.52 – Waiver of requirement from Development Prospectus Comments

Chapter Z - Section 3.53 – Waiver of requirement from Determinations

Chapter Z – Section 3.618 – Allowing a multi-family dwelling not allowed by right in the Commercial District.

Chapter Z - Section 4.11 – Dimensional Regulations

- Waiver of requirement for a minimum Front Yard Setback of 40 feet.
- Waiver of requirement for a minimum Side Yard Setback of 40 feet.
- Waiver of requirement for a minimum Rear Yard Setback of 40 feet.

Chapter Z - Section 5.2 – Off-Street Parking

- Waiver of requirement for a minimum of 2 parking spaces per dwelling unit for multifamily dwellings.

Chapter Z – Section 5.4 – Design of Parking Areas more than 5 Cars

- Section 5.41 - Waiver of requirement for a minimum drive aisle of 20 feet.
- Section 5.42 – Waiver of requirement allowing paved surfaces within 5’ of any lot or street line, nor within the front yard setback.
- Section 5.43 – Waiver of requirement from providing 1 tree for every 10 cars in proposed lot.

Chapter Z – Section 6.3 – Permits & Certificates

- Waiver of requirement for a new sign permit

Chapter 16, Article II

- Section 16-22 – Waiver of requirement from Class 1 Building Sewer Permit and Fee
- Section 16-32 – Waiver of requirement from Infiltration and Inflow Mitigation Fee

Chapter 25, Article I – Stormwater Management Permit – for any construction project that results in a land disturbance of greater than 1 acre of land draining to the City’s municipal drainage system.

Board of Health – Indoor Pool/Whirlpool Fee

Note:

The project is located within a “Surface Water Supply Protection Zone.” Therefore, the project is subject to review and approval by the City of Cambridge Water Department.