



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: May 25, 2011

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 TUESDAY, **JULY 12, 2011** AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2011-08. **Petitioner(s)/Owner(s):** Brasco Family Trust, Wayne F. Brasco, Trustee. **Nature of Appeal/Petition:** Application for Variances – Dimensional and Parking; and Application for Special Permit – Remote Parking. **Subject Matter:** The locus is a parcel of land containing 7,986 ± square feet known as 89 Orange Street with an existing residential structure and a four car garage located thereon. The Petitioner, Brasco Family Trust, proposes to raze the existing residential structure and construct, use and maintain a new chapel. Brasco Family Trust also owns the parcel of land adjacent to the locus, known as 757-765 Moody Street, with an existing parking area thereon. Both of the properties are located in a Business A Zoning District. The proposed parking for the chapel on 757-765 Moody Street will all be within 600 feet of 89 Orange Street as required by §5.8 of the Zoning Ordinance. **Location and Zoning District:** 89 Orange Street, 757-765 Moody Street. The locus is situated in a Business A Zoning District. **Provisions of Zoning Ordinance Involved:** §5.21, §5.8, §4.11 **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** §5.21 requires 1 parking space for each 3 fixed seats in function rooms and places of assembly and here the chapel will have 160 fixed seats requiring 54 parking spaces. The locus provides 4 parking spaces and the petitioner proposes to provide an additional 29 parking spaces on the parcel abutting the locus. §5.8 Remote Parking When off street parking cannot be reasonably provided for on the Petitioner's lot ( in this instance 89 Orange Street) §5.8 of the Zoning Ordinance provides the Board of Appeals may grant a special permit to provide parking on any land in the same Zoning District which is within a radius of 600 feet (here 757-765 Moody Street). §4.11 requires 50 feet of frontage and here the existing lot with structures thereon has 45 feet of frontage. 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, Gordon LaSane.