



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: December 1, 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, **JANUARY 10, 2012** AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2011-22. Petitioner(s): 8 Newton Street LLC. **Owner(s):** Gordon Realty, Inc. (Owner of 8 Newton Street & 468 Main Street) and M&P, LLC, The Harriet G. Goldman Family, LLC, Barbara Gordon Lushman Family LLC and Kaplan Properties, LLC (Owners of 462 Main Street & 462 Next Main Street). **Nature of Appeal/Petition:** Application for Variances. **Subject Matter:** The locus consists of four parcels of land. Formerly there was a block of stores on three of the parcels, which are zoned Business A. This block of stores was destroyed in a fire on July 15, 2007. Subsequent to the fire the remains of the building were razed. No structure has existed here since that time. The fourth parcel is zoned Residence A-4, but there is no structure thereon. The Petitioner proposes to construct, use and maintain a bank building with associated parking on the three Business A zoned lots and to use the Residence A-4 lot for residential uses. **Location and Zoning District:** 8 Newton Street, 468 Main Street, 462 Main Street are located in a Business A Zoning District; and 462 Next Main Street is located in a Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** § 5.41. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** §5.41 states that no new driveway shall be opened within 100 feet of an intersection, except where the entire lot is within 100 feet of the intersection and there is no alternate access available. Here the Petitioner proposes to open two new driveways. The first driveway will be located on Main Street and at its nearest point will be 50 feet 4 inches from the intersection of Newton Street and Main Street, and 51 feet 4 inches from the intersection of Harris Street and Main Street, and 82 feet 4 inches from the intersection of Craven Circle and Main Street. The second driveway, which will be to the east of the first driveway, will replace an existing driveway located on both the Residential and the Business zoned land. The second driveway will be relocated so it is situated entirely on the Business zoned land on Main Street and at its nearest point will be 51 feet 8 inches from the intersection of Harris Street and Main Street. In all of these instances the entire lot extends 100 feet beyond said intersections and there is alternate access available. 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.