



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: May 16, 2012

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 JUNE 26, 2012 AT 7:00 P.M. ON THE FOLLOWING:

Case No.: 2012-13. **Petitioner/Owner:** Ralph Gilbert, Trustee of the Winter Street Trust. **Nature of Application/Petition:** Petition for variances. **Subject Matter:** To allow construction of an addition to the existing Marriott Courtyard hotel. **Location and Zoning District:** The property is located at 385-387 Winter Street, in a Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** Article II, Section 2.326 - Height of Building; Article IV, Section 4.11 – Table of Dimensional Regulations: building height, number of stories, and front yard setback; Article V, Section 5.42 – Front yard parking; and Article V, Section 5.91 – Loading area. **Specific Manner in Which Subject Matter Varies from Zoning Ordinance:** Article II, Section 2.326 - Height of Building - maximum allowed – 40 feet above average existing elevation of lot. Proposed addition to the hotel has a height above the average existing elevation of the lot of 70 feet. Article IV, Section 4.11 – Table of Dimensional Regulations: (a). Building height - maximum allowed – 40 feet. Proposed addition to the hotel will have an actual height of 61 feet. (b). Stories – maximum allowed – 3. Proposed addition to the hotel will have 5 stories. (c). Front yard from Wyman Street – required 150 feet. Proposed addition to the hotel will be 56.85 feet from Wyman Street at the northwesterly corner of the proposed addition. Article V, Section 5.42 – Front yard parking. Front yard parking is prohibited within the front yard setback as defined in Section 4.11. Front yard parking is proposed to be located at its closest point 46.25 feet from Wyman Street. Article V, Section 5.91 – Loading area. A loading area of not less than 70 feet by 12 feet is required. The loading area proposed is 40 feet by 12 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, Gordon LaSane.