



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: May 15, 2019

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 11, 2019 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2019-15 Petitioner: Saccoccio & Associates **Owner:** City of Waltham **Nature of Appeal/Petition:** Application for Variances. **Subject Matter:** Petitioner seeks variances from Sections 4.11, 4.234, 5.21, 5.42, 5.43, & 5.46 for purposes of constructing an addition to the Moody Street Fire Station. **Location and Zoning District:** 509-533 Moody Street; Business A Zoning District. **Provisions of Zoning Ordinance Involved:** Section 4.11, 4.234, 5.21, 5.42, 5.43, & 5.46 **Specific Relief Sought:** Section 4.11 – The building height allowed per the Table of Dimensional Regulations for Business A District is 36 feet. The proposed height of the building is 56.5 feet. A variance of 14.5 feet is being requested. Section 4.234 – The rear yard setback is to be 25 feet or ½ the height of the building as it abuts a Residential District. The height of the building is to be 56.5 feet which would require a setback of 28.25 feet. The provided setback is 25 feet at the existing building and 25.5 feet at the addition. We are requesting a variance to reduce the required setback by 3.5 feet. Section 5.21 - Parking spaces provided does not meet the requirements of Section 5.2. Zoning requires 20 parking spaces we are requesting to provide 9 parking spaces which includes 1 handicapped space. Section 5.42 – No paved area is allowed within 5 feet of any lot or street line. The proposed site plan includes pavement within the 5-foot buffer on the North, East and West facing property lines. We are asking for a dimensional variance on these three property lines from the 5-foot buffer to no buffer. Also, an area equal to 40 square feet per parking space for snow storage is required which would equal 800 square feet. We are requesting a variance for 0 square feet of snow storage space. Section 5.43 – The requirement is that for every 10 parking spaces provided a tree with a minimum size of 3 ½ inches in diameter should be provided. There are 9 proposed parking spaces and we are requesting that 0 trees of 3 ½ inches in diameter be provided on site. Section 5.46 – Fencing and/or landscaping is required at the property line to adjacent residential areas to prevent headlight glare. We are requesting a variance on this as there is currently an existing fence on the neighbors property that provides protection from headlight glare. 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.