



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: July 22, 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 September 10, 2019 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2019-22. **Petitioner/ Owner:** BP Third Avenue LLC. **Nature of Appeal:** Application for Amendment to Dimensional Variance #2019-06. **Subject Matter:** The Petitioner seeks an amendment to its variance from Section 5.21 of the Zoning Ordinance, which sets forth the required number of parking spaces for an office building, and from Section 5.41, which sets forth parking space design standards. A variance was necessary because of the tremendous amount of bedrock on and steep slope of the property. Constructing parking in compliance with the Zoning Ordinance requires extensive blasting and costly retaining walls, whose cost may be mitigated while still providing ample parking for the proposed use. The Petitioner seeks to amend the variance to modify the garage design but will not change the proposed number of parking spaces. **Location and Zoning District:** 180 Third Avenue, also known as 214 Third Avenue; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** Section 5.21 sets forth the required number of parking spaces for an office building. Section 5.41 sets forth the applicable parking space design standards. **Specific Relief Sought:** The Petitioner seeks an amendment to its variance #2019-06 from Section 5.21 of the Waltham Zoning Ordinance, which reduced the minimum number of required parking spaces for the Project to a minimum of 765 spaces and from Section 5.41 for the design of spaces if valet services are provided. The Petitioner proposes to modify the plans associated with the variance in order to reduce the number of floors in the garage by one and to reduce the size of the foundation. A variance from the required number of parking spaces in the Zoning Ordinance is necessary because of the extraordinarily steep slope and substantial amount of rock ledge on the Project site. This design approach reduces the overall cost of the garage and mitigates the disproportionate cost burden of the parking spaces constructed into the hillside. 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.