



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: April 20, 2021

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 May 18, 2021 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2021-12. **Petitioner/ Owner:** 200 West Street Limited Partnership. **Nature of Appeal:** Application for Dimensional Variances. **Subject Matter:** The Petitioner seeks variances from Article V, §§ 5.21 and 5.42 of Zoning Ordinance of the City of Waltham (“WZO”), which establishes a minimum required number of parking spaces and prohibits parking spaces from being constructed in a front yard. The Petitioner proposes to use an existing office building for medical office space. When the use of the building changes to medical office, Section 5.21 of the Zoning Ordinance will require a total of 381 parking spaces. There are currently 227 parking spaces on the property. The Petitioner proposes to construct an additional 71 parking spaces in the front yard of the property for a total of 304 parking spaces on the property. Because there is an extensive wetland in the middle of the property, the additional parking spaces must be constructed in the front yard. Accordingly, the Petitioner requires a variance from Section 5.42 of the Zoning Ordinance. **Location and Zoning District:** 195 West Street, Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** Section 5.21 establishes the required number of parking spaces and Section 5.42 prohibits parking in a front yard. **Specific Relief Sought:** The Petitioner seeks a variance from Section 5.21 of the Zoning Ordinance which would require a total of 381 parking spaces on the property. The Petitioner proposes to provide 304 spaces on the property. Additional parking has been leased on an adjacent property in the event that more spaces are required. The Petitioner also seeks a variance from Section 5.42 of the Zoning Ordinance, which prohibits parking in a front yard. Due to the extensive wetland in the middle of the property and the ledge outcroppings throughout the property, the front yard is the only location in which the Petitioner is able to construct additional parking. 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.

NOTE: if a Stay-at-home order is in effect at time of hearing the Board may meet remotely through Zoom. Please check city website for updates <https://www.city.waltham.ma.us/>.