



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

Date Filed: September 14, 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 October 19, 2021 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2021-31. **Petitioner/ Owner:** DBC I, Inc. **Nature of Application/Petition:** Application for Special Permit – alter a nonconforming structure. **Subject Matter:** The locus consists of a large parcel of land with an existing commercial building situated thereon. The Petitioner proposes to construct, use and maintain an architectural feature to the roof of a renovated façade of the existing building. The renovation shall also include the expansion of the patio area and the minor modification to the parking area to increase parking by ten (10) spaces. **Location and Zoning District:** 411 Waverley Oaks Road; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** § 7.2. **Specific Relief Sought:**

1. § 3.72251 states that existing nonconforming commercial structures may be altered or rehabilitated as a matter of right if said alteration does not exceed the floor area ratio (FAR) of the existing structure. The Petitioners are proposing to construct, use and maintain an architectural feature to the existing roof at the locus. The Petitioner is also proposing to add 10 parking spaces to the nonconforming parking area.
2. In the Notice of Decision decided on October 27, 2015, Case #2015-20, the Zoning Board of Appeals granted certain zoning relief for the locus property at 411 Waverly Oaks Road. The granting of a special permit also contained certain conditions on the construction and use of the locus. Case# 2015-20 was previously amended in Case # 2018-20. The Petitioners now seek to amend so much of the Decision in Case #2015-20 by adding the architectural and Site Plans filed herewith.
3. In the Notice of Decision decided on March 20, 2018, Case #2018-02, the Zoning Board of Appeals granted certain zoning relief for the locus property at 411 Waverly Oaks Road. The granting of a special permit also contained certain conditions on the construction and use of the locus. The Petitioners now seek to amend so much of the Decision in Case #2018-02 by adding the architectural and Site Plans filed herewith. The construction of the architectural feature to the roof and the revised final plan are shown thereon.
4. In the Notice of Decision decided on June 23, 2020, Case No. 2020-11 the Zoning Board of Appeals granted certain zoning relief to allow for a renovated façade on the middle and final third of the building. The granting of the special permit contained certain conditions on the construction and use of the locus. The Petitioners now seek to

amend so much of the decision in Case No. 2020-11 by adding the Site Plan and architectural plans filed herewith. The revised site plan and architectural plans show the roof feature and expanded patio and an improved parking area which will add ten parking spaces to the locus.

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.