



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

Date Filed: October 28, 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 December 7, 2021 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2021-39. **Petitioner/ Owner:** EP 150 BH Realty LLC c/o Edgewater Properties, LLC. **Nature of Application/ Petition:** Alter a nonconforming structure. **Subject Matter:** The locus is a large parcel of land with an existing commercial building situated thereon. The Petitioner proposes to construct, use and maintain renovations to the building involving the removal and alteration of exterior walls. **Location and Zoning District:** 150 Bear Hill Road; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** §3.7222 and § 3.72251. **Specific Relief Sought:** § 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 if said alteration does not include removal of any exterior wall. Here, the proposed renovations shall include the removal of exterior walls to construct, use and maintain a new facade, re-cladding and the installation of new and larger windows. § 3.7222 provides that nonconforming structures, uses, buildings and land may be altered or enlarged in that use to an extent not exceeding 10% of the ground floor area of the building or area of land used when a special permit has been granted by the Board of Appeals for such alteration or enlargement. Here, the Petitioner proposes to construct, use and maintain a renovation to the nonconforming structure by adding a new facade, the re-cladding of the building and the installation of new and larger windows. No increase in the ground floor area of the building or area of land used is proposed. 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.