



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: June 27, 2022

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 August 9, 2022 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2022-32. **Petitioner:** Weston Development Company, LLC. **Owner:** 80 Bacon Realty Trust. **Nature Of Appeal/Petition:** Application for Variance and Special Permits. **Subject Matter:** Petitioners seek to convert the existing warehouse/ manufacturing building from a chimney cleaning and repair business (light manufacturing and office use) therein to five (5) residential units with parking thereon and a special permit and variance for an addition over a single story portion of the structure. **Location and Zoning District:** 74R Bacon Street; Residence C Zoning District. **Provisions of Zoning Ordinance Involved:** §3.7223 – Rights of nonconforming Structures, uses, buildings and land changed to a similar use of not less restricted character by Special Permit; §3.7222 – Rights of nonconforming Structures, uses, buildings and land / Altered or Enlarged in that use to an extent not exceeding 10%; and § 7.2 – Powers and Duties of the Board. **Specific Relief Sought:** Petitioner is seeking a special permit to convert the existing structure from a chimney cleaning and repair business to a residential structure with five (5) units therein. In addition, Petitioner is making a slight addition on to the second floor within the existing footprint that will exceed the 10% limit contained in §3.7222 (14.65%) and will require a Variance therefore. Petitioner seeks to amend the Zoning Decision and Site Plan in Zoning Case No. 2016-31 to reflect the relief sought herein. 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:** Michael Cotton, Mark Hickernell, John Sergi, Glenna Gelineau, Matthew Deveaux. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Marc Rudnick, Michael Squillante, Sarah Hankins.