



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: July 15, 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 September 13, 2022 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2022-37. **Petitioner/ Owner:** King First West Owner LLC c/o King Street Properties. **Nature Of Appeal/Petition:** Variances. **Subject Matter:** This application pertains to the proposed redevelopment (“the Project”) of an assemblage of adjoining parcels located at 45 First Avenue, 71 First Avenue, 85 First Avenue, 74-76 West Street and 86 West Street. The Project includes demolition of the existing buildings on the Properties and construction of a new office and lab building complex, proposed to have gross footage of approximately 448,000 square feet, along with a connected parking garage proposed to include approximately 1,081 parking spaces. **Location and Zoning District:** 45, 71 & 85 First Avenue and 74-76 & 86 West Street; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** §2.326 and §5.42. **Specific Relief Sought:** The Petitioner seeks relief from the method of calculating “height of a building” provided in §2.326 of the Zoning code to establish a specific elevation from which the height of the building is measured. Pursuant to §2.326 of the Zoning Code, building height is calculated based on average existing grade (elevation). The Petitioner requests to use the existing ground contour line (base elevation) of 208.5 feet to determine the height of the building rather than the average existing elevation of 193.52 feet as measured at the Property’s lot or boundary lines. By measuring the height of the proposed building based on a base elevation of 208.5 feet the height of the proposed will be equal to or less than the maximum permitted building height of 80 Feet and the Project will comply with the bulk and dimensional requirements set forth in §4.11 of the Zoning Ordinance. The Petitioner also seeks a variance from §5.42 which provides that no paved area, excluding entrances and exits, shall extend within five feet of any lot or street line, nor into any frontyard to permit a paved area containing approximately 34 parking spaces and drive aisles in the front yards of the proposed building. 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.