



**City of Waltham**  
COMMONWEALTH OF MASSACHUSETTS

**ZONING BOARD OF APPEALS**

**LEGAL NOTICE**

DATE FILED: March 31, 2023

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 2, 2023 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2023-09. **Petitioner:** Greystar Development East, LLC. **Owner:** Totten Pond, LLC. **Nature of Appeal/Petition:** Application for Dimensional Variances and Special Permit. **Subject Matter:** The locus consists of an oddly shaped parcel of land containing 282,843 + sq. ft. (approximately 6.493 + acres) located at the intersection of Totten Pond Road and Winter Street within a Limited Commercial Zoning District. The Petitioner proposes to raze the existing structures located thereon, and construct, use, and maintain a five-story office / research laboratory building with attached structured parking and associated surface parking, requiring variances from the setback, height, stories, prohibition on front yard parking and paved areas, and loading requirements of the Zoning Ordinance, as well as a Special Permit as to percentage of compact parking spaces. **Location and Zoning District:** 379-395 Totten Pond Road is located in a Limited Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11, §4.12(5), §5.42, §5.47, and §5.91. **Specific Relief Sought:**

Setbacks:

The Table of Dimensional Regulations, §4.11, and §4.12(5) provides the setback requirements for the Limited Commercial Zoning District. Here, the Petitioner requires the following variances:

1. 61 ft. proposed front yard setback, 150 ft. required per §4.11 and §4.12(5);
2. 84 ft. proposed easterly side yard setback (Winter St.), 100 ft. required per §4.11 and 150 ft. required per § 4.12(5); and
3. 65 ft. proposed rear yard setback (Winter St.), 100 ft. required per §4.11 and 150 ft. required per §4.12(5).

Height & Stories:

§ 4.11 of Dimensional Regulations allows a maximum height of 40 ft. and 3 stories. Here, the proposed height is 82.67 ft. and 5 stories.

Front Yard Parking:

§ 5.42 provides in pertinent part that no paved areas (excluding entrances and exits) shall extend into the front yard. Here, the Petitioner proposes to locate paved drive aisles and parking within the required 150 ft. front yard setback.

Compact Parking:

§5.47 provides in pertinent part that up to 25% of parking spaces may be compact by right, and that up to 50% can be compact if a Special Permit is granted by the ZBA. Here, the Petitioner proposes 38% compact parking spaces.

Loading:

§5.91 provides in pertinent part that there shall be one 25 ft. x 70 ft. and two 12 ft. x 70 ft. loading areas for research lab uses between 100,000 – 200,000 sq. ft. Here, the Petitioner is proposing 101,820 sq. ft. of research lab use with one 25 ft. x 70 ft. loading area and one 12 ft. x 70 ft loading area.

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:** Mark Hickernell, John Sergi, Glenna Gelineau, Matthew Deveaux, Stephen Taranto. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Sarah Hankins, Joseph Attardo.