



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: August 14, 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 September 19, 2023 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2023-21. **Petitioner/Owner:** ARE-MA Region No. 82, LLC. **Nature of Appeal/Petition:** Application for Dimensional Variances. **Subject Matter:** The Petitioner seeks a variance from Article IV, Section 4.11 of the Waltham Zoning Ordinance (“WZO”), to vary the height limitation of principal buildings and of a detached garage set forth in Article IV, Section 4.11, The Petitioner proposes to construct two laboratory/office buildings and an accessory parking garage (the “Project”). Due to the soil conditions on the site, the sharp change in grade across the property, and its location in proximity to an Outstanding Resource Water, strict compliance with the WZO’s dimensional requirements presents a hardship to the Petitioner. **Location and Zoning District:** 40-60 Sylvan Road, Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** Section 4.11 sets forth the applicable height limitations. **Specific Relief Sought:** The Petitioner seeks a variance from Section 4.11 of the Zoning Ordinance in order to construct two laboratory/office buildings which will be 85.77 feet in height and a detached five level parking garage. Due to the soil conditions on the lot, constructing a building in strict compliance with the WZO would present a hardship. 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:** John Sergi, Mark Hickernell, Glenna Gelineau, Matthew Deveaux, Stephen Taranto. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Sarah Hankins, Joseph Attardo.