



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: October 25, 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 November 28, 2023 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2023-29. **Petitioner:** Ferris Development Group LLC. **Owner:** FD Special Opportunities II-A, LLC. **Nature of Appeal/Petition:** Dimensional Variance. **Subject Matter:** The locus consists of an oddly shaped parcel of land measuring 320,247 sq. ft. (approximately 7.352 acres) located on the southerly side of Main Street. There is an existing two-story building located in the center of the site containing approximately 64,174 sq. ft. presently housing office, research lab, and medical office uses. Now, the Petitioner / Owner proposes to construct, use, and maintain a new five-story research lab/office building on the southwesterly portion of the site. Said building will contain approximately 127,260 sq. ft. and will also have two stories of garage parking underneath, totaling seven stories in all. **Location and Zoning District:** 1432 Main Street; Commercial Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11 – Frontage. **Specific Relief Sought:** In the Commercial Zoning District, §4.11 requires 50 feet of frontage on a public street or private way. Here, the existing and proposed site has 0 feet of frontage along Main Street and the site is accessed by a right of way. 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.