



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: February 6, 2024

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 March 5, 2024 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2024-01. **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 (collectively, the "Property") 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 Property and construction of a new commercial building complex, proposed to have gross footage of approximately 448,000 square feet, along with a connected parking garage proposed to include approximately 1,023 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:** §4.11 and §5.42. **Specific Relief Sought:** The Petitioner seeks a variance from Section 4.11 which provides a Maximum Building Height of 80 feet; the Petitioner requests a Maximum Building Height, measured in accordance with the Zoning Code, of 95 feet. The Petitioner seeks a variance from Section 4.11 which requires a Minimum Front Setback of at least ½ the height of the building and in no event less than 10 feet, equal to 47.5 feet in this case; the Petitioner requests a Minimum Front Setback of 40 feet. The Petitioner seeks a variance from Section 4.11 which requires a Minimum Rear Setback of at least ½ the height of the building and in no event less than 25 feet, equal to 47.5 feet in this case; the Petitioner requests a Minimum Rear Setback of 40 feet. The Petitioner seeks a variance from Section 4.11 which requires a Minimum Side Setback of at least ½ the height of the building and in no event less than 15 feet, equal to 47.5 feet in this case; the Petitioner requests a Minimum Side Setback of 40 feet. The Petitioner seeks a variance from Section 4.11 which requires a Minimum Open Space of 15% plus an increase by one and five hundred sixty-two thousandths' percent (1.562%) for every one-tenth (0.1) increase in Floor Area Ratio, which is equal to 33.978% in this case; the Petitioner requests a Minimum Open Space of 31%. The Petitioner 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 front yard; the Petitioner requests permission for a paved area with up to 26 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:** John Sergi, Mark Hickernell, Glenna Gelineau, Matthew Deveaux, Stephen Taranto. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Sarah Hankins, Joseph Attardo.