



City of Waltham
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: March 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 April 9, 2024 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2024-04. **Petitioner/ Owner:** GCR Main Limited Partnership. **Nature of Appeal/Petition:** Variance and Special Permit. **Subject Matter:** The locus consists of several parcels of land with an existing commercial building situated thereon. The Petitioner proposes to construct, use, and maintain an addition onto the rear of the structure. The addition shall add an elevator and a new secondary stairway for access. **Location and Zoning District:** 653-663 Main Street; Business C Zoning District. **Provisions of Zoning Ordinance Involved:** §3.7222. **Specific Relief Sought:**

1. Variance – §3.7222 provides that a nonconforming structure or use may be altered or enlarged in that use to an extent not exceeding 10 % of the ground floor area of the building or the land area used when a special permit has been granted by the Board of Appeals for such alteration or enlargement. The existing nonconforming structure has an FAR of 1.86 which exceeds the by right FAR of 0.10. Here, the Petitioner proposes to construct, use, and maintain an enlargement of +/- 2936 square feet or 44 % of the existing ground floor area of the building. The Petitioner proposes to add an elevator and a secondary stairway to the rear of the structure.
2. Special permit – §3.7222 provides that a nonconforming structure or use may be altered or enlarged in that use to an extent not exceeding 10 % of the ground floor area of the building or the land area used when a special permit has been granted by the Board of Appeals for such alteration or enlargement. Here, the Petitioner proposes to enlarge the nonconforming structure by 44 % of the ground floor area of the building or by 2936 +/- square feet. A special permit is therefore requested under §3.7222 for the proposed enlargement.

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.