



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: March 8, 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 30, 2024 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2024-07. **Petitioner/ Owner:** MICOL, LLC. **Nature of Appeal/Petition:** Application for Variances – height, FAR, setback from a public pedestrian way and parking. Application for Modification of Variances Case #2023-06 to modify the plans. **Subject Matter:** Petitioner proposes to raze the existing structure and construct, use, and maintain a hotel with a restaurant, a banquet hall and an owner’s residence. Petitioner was granted dimensional variances in Case #2023-06. Due to minor changes to the design, further variances are now required. **Location and Zoning District:** 210 Moody Street, Business C District. **Provisions of Zoning Ordinance Involved:** §4.11, 4.12(13), 5.21, 5.231 and 5.232. **Specific Relief Sought:** §4.11 states maximum height is 65 feet, Case #2023-06 granted a variance for a max height of 67 feet, a height of 75.04 feet is proposed. §4.11 states that maximum number of stories is 5 and 5 stories plus a mezzanine are proposed. §4.11 states that maximum FAR is 2.5; Case #2023-06 granted a variance for an FAR of 3.45, an increased FAR of 4.82 is proposed. §4.12(13) requires a 10-foot side setback from a public pedestrian way; Case #2023-06 granted a variance for 0-foot side setback from a public way, an additional 0-foot setback is proposed. §5.21 requires 1 parking space per hotel room; §5.231 requires 1 space per 500 square feet in excess of 20,000 for non-residential uses and §5.232 requires 1.25 spaces per residential unit. A total of 56 spaces are required and 29 spaces are proposed. 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.