



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: June 16, 2014

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 JULY 22, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2014-13. **Petitioner:** Sandcastle Homes. **Owner:** Ronald F. and Valerie L. Hubbard. **Nature of Appeal:** Application for Variance. **Subject Matter:** Petitioners seek to raze the single story addition on the existing two story single family home and then construct a two story addition in its place. **Location and Zoning District:** 17 Wilmot Road, Residential A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** §4.2181. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** The existing home has right side setback of 8.7 feet from the lot line. The proposed addition would improve the right side setback to 8.93 feet. However, because the addition is two stories, under the small lot opinion side yard setback guidelines, the addition would encroach 2.07 feet into the right side setback. 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:** Chair Barbara Rando, Michael Cotton, Mark Hickernell, John Sergi, Glenna Gelineau. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Marc Rudnick, Michael Squillante, Gordon LaSane.