



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: July 15, 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 AUGUST 26, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2014-16. **Petitioner/Owner:** Mark R. Bott, Trustee; George and Maureen Bott Family Trust. **Nature of Appeal:** Application for Variances- rear yard setback and lot coverage. **Subject Matter:** Petitioner proposes to construct, use, and maintain an addition to the rear of his residence at 87 Hibiscus Avenue to contain a three season porch. The locus of 87 Hibiscus Avenue consists of a single Parcel of land with an existing single family home situated thereon. **Location and Zoning District:** 87 Hibiscus Avenue; Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** Articles IV, §4.11. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** (1). §4.11 states that structures in a Residence A-4 Zoning District shall have a rear yard setback of 30 (thirty) feet. Here, the existing rear yard setback of 24 feet was approved by the ZBA in 1957. The Petitioner proposes to reduce the setback from 24 feet to 14.86 ± feet for the proposed addition. (2). §4.11 states that lots in a residence A-4 Zoning District shall have a maximum lot coverage of 25%. Here, the existing lot coverage is currently 24.6%. The Petitioner proposes a lot coverage of 29.3% with the proposed addition. 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.