



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: September 24, 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 NOVEMBER 18, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2014-24. **Petitioner/Owner:** The 32 Cowasset Lane Nominee Trust; Walter E. Ohnemus III and Patricia Jodi Ohnemus, Trustees. **Nature of Appeal:** Variance- setbacks and lot area. **Subject Matter:** The locus consists of a parcel of land known as Lot B a/k/a 48-bef Cowasset Lane and a portion 32 Cowasset Lane as shown on Plan filed herewith. The Petitioners are proposing to construct, use and maintain a new single family residence on the locus. The locus is presently a vacant parcel. **Location and Zoning District:** Lot B a/k/a 48-bef Cowasset Lane and 32 Cowasset Lane; Residence A-2 Zoning District. **Provisions of Zoning Ordinance Involved:** Article IV, Section 4.11. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** (1) Section 4.11 states that lots in a Residence A-2 Zoning district shall have a lot area of 15,000 square feet. Here, the proposed lot area is 8,000 square feet. (2) Section 4.11 states that structure in a Residence A-2 Zoning District shall have a front yard setback of 40 feet. Here, the proposed structure shall have a front yard setback of 31.50 feet. (3) Section 4.11 states that structures in a Residence A-2 Zoning District shall have a rear yard setback of 40 feet. Here, the proposed structure shall have a rear setback of 33.50 feet. 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.