



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: December 17, 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 January 13, 2015 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2014-31. **Petitioner/Owner:** Frank D. Valentino. **Nature of Appeal:** Application for Variances—Front Yard, Rear Yard, Lot Coverage, and Lot Area. Application for Special Permit—Alteration of Non-Conforming Structure/Use. **Subject Matter:** The Petitioner proposes to subdivide an existing lot into two lots. The pre-existing non-conforming two family home currently located thereon will remain on one lot and the Petitioner proposes to construct a new single family residence on the vacant lot to be created. The Petitioner requires variances for front yard and rear yard setbacks, lot coverage ratio and lot area. The Petitioner also requires a special permit for the alteration of a non-conforming structure. **Location and Zoning District:** 141-143 Calvary Street, Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** Article III, Section 3.4; Article III, Section 3.7223; Article III, Section 3.7225; Article IV, Section 4.11; and G.L. c. 40A, Section 6. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** The existing structure on the locus is a two family which is not permitted in the RA-4 zoning district pursuant to Section 3.4. The structure on proposed Lot 1-B will have a front yard setback of 3.24 feet and 25 feet is required under Section 4.11. The structure on proposed Lot 1-B will have a rear yard setback of 2.67 feet and 30 feet is required under Section 4.11. The proposed structure on proposed Lot 1-A will have a rear yard setback of 23.8 feet and 30 feet is required under Section 4.11. Proposed Lot 1-B will have a lot coverage ratio of 37.4% and the limit is 35% under Section 4.11. Proposed Lot 1-A will have an area of 4,381 sq. ft. and proposed Lot 1-B will have an area 2,812 sq. ft.; lot area of 7,000 sq. ft. is required under Section 4.11. 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.