



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: April 17, 2015

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 JUNE 2, 2015 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2015-07. **Petitioner/Owner:** 47-51 Hall Street, LLC. **Nature of Appeal:** Application for Variances. **Subject Matter:** The locus consists of a parcel of land known as 47-51 Hall Street. Two buildings, a former rectory and a garage, are situated on the locus. The Petitioner is proposing to construct, use and maintain nine (9) residential units in the former rectory building. **Location and Zoning District:** 47-51 Hall Street; Residence C Zoning District. **Provisions of Zoning Ordinance Involved:** Article IV, §4.11 and Article V, §§5.2, 5.41, 5.42. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:**

- (1). §4.11 states that lots in a Residence C Zoning District shall have a maximum of six (6) dwelling units per acre. The locus lot has a lot area of 14,411 square feet which allows for 1.98 units. Here, the Petitioner proposes to convert the existing rectory building into nine (9) two bedroom residential units.
- (2). §4.11 states that lots in a Residence C Zoning District shall have a maximum lot coverage of 30%. The existing lot coverage is 30.7%. The proposed lot coverage shall be 31.2%.
- (3). §5.2 states that each residential unit shall have two parking spaces. Nine (9) residential units are proposed here which results in a requirement of eighteen (18) parking spaces. Sixteen (16) parking spaces are provided here.
- (4). §5.41 provides that the parking area shall be developed in a manner which will allow cars to maneuver easily and exit in a forward direction. Here, tandem parking spaces are proposed in the driveway in front of the garage doors.
- (5). §5.42 provides that no paved area, for parking, shall extend within five feet of any lot or street line or into any front yard. Here, parking spaces are proposed within the front yard on Taylor Street, Hall Street and Cushing Street.
- (6). §5.41 provides that the design of parking areas for more than five cars shall allow for 25% of the spaces to be for small (compact) cars. Here five (5) small (compact) parking spaces are permitted. The Petitioner has proposed six (6) small (compact) parking spaces.

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.