



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: May 18, 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 JULY 21, 2015 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2015-08. **Petitioner/Owner:** Christopher R. and Katherine D. Laughman. **Nature of Appeal:** Appeal from Determination of Inspector of Buildings and Modification of Prior Variance. **Subject Matter:** Petitioners seek the installation of a propane connection and external propane storage for a detached, two-car private garage to allow owners to operate propane-fired art glass-working equipment as a personal hobby in the detached garage in addition to its use as a “private garage”. **Location and Zoning District:** 5 High Rock Circle; Residence A-2 Zoning District. **Provisions of Zoning Ordinance Involved:** Article IV §§4.226 and 4.221, and Article III §§3.4 Table of Uses, 3.211 and 3.212. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:**

- (1). The Petitioners appeal the Inspector of Buildings determination that a new variance from the front setback requirement is required for the existing, private two-car garage due to a proposed change of use from a “private two-car garage” to an “accessory use building”. The Petitioners do not seek to change or abandon the “private garage” use, but are seeking a propane connection to power art glass equipment used for personal, non-commercial hobby purposes, in addition to the private garage use.
- (2). In the alternative, the Petitioners seek a modification of the existing front setback variance decision granted by ZBA Decision 2010-20, which allowed the existing detached, two-car garage to be constructed in the front setback, in order to include the use of the private two-car garage as an “accessory use building” for purposes of engaging in private, non-commercial artistic hobbies. The existing private two-car garage presently complies with side and rear setback requirements for both a private garage and an accessory use building. The front setback requirement for a private two-car garage is the same as for an accessory use building, thus no change or increase in the dimensional relief is required.

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.