



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: June 30, 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 AUGUST 18, 2015 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2015-12. **Petitioner/Owner:** Arc Massachusetts, Inc. d/b/a The Arc of Massachusetts. **Nature of Appeal:** Requests for Variances. **Subject Matter:** To allow for the demolition, and construction of two story office building. **Location and Zoning District:** 217 South Street; Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** Art. IV, §§ 4.11 Rear Yard Setback and 4.11 (10) and Lot Frontage. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:**

- a. Art. IV, § 4.11 Rear Yard Setback: In accordance § 4.11, the rear yard setback shall be thirty (30') feet. Petitioner proposes an office building with a fifteen and 35/100 (15.35') foot rear yard setback; and
- b. Art. IV, § 4.11(10) requires that the minimum lot frontage (60') be maintained on all lots as a minimum lot width to a point equivalent to the rear façade of the principal building or 50% of the depth of the lot, whichever is greater. Petitioner's lot meets the sixty (60') foot minimum frontage, but said width decreases to forty nine and 75/100 (49.75') feet at its shortest width.

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.