



City of Waltham
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: August 31, 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 SEPTEMBER 29, 2015 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2015-16. **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 six (6) 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, §§5.42 and 5.41. **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 six (6) three bedroom residential units.
- (2). §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, one parking space is proposed within the front yard on Cushing Street.
- (3). §5.41 provides that the design of parking area for more than five cars shall allow for 25% of the spaces to be for small (compact) cars. Here three (3) small (compact) parking spaces are permitted (25%). The Petitioner has proposed six (6) small (compact) parking spaces (50%).

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, Sarah Hankins.