



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: June 10, 2016

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 9, 2016 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2016-22. **Petitioner/Owner:** Hortencia Morales. **Nature of Application/Petition:** Application for Variance- rear yard and first floor unit. **Subject Matter:** The locus consists of a small parcel of land known and numbered as 16 Park Place. The locus consists of 5,110 square feet of land with an existing building situated thereon. The Petitioner intends to construct use and maintain dormers on the second floor. The Petitioner also intends to convert the existing commercial use to three residential units. **Location and Zoning District:** 16 Park Place; Business C Zoning District. **Provisions of Zoning Ordinance Involved:** Article IV, §4.11 and Article III, §3.4 Table of Uses, Footnote 1. **Specific Relief Sought:** (1) Article III, §3.4 Table of Uses at Footnote 1 states that residential uses shall only be allowed in the Business C Zoning District on upper floors (floors two through five). Here, the Petitioner proposes to construct, use and maintain a residential unit on the first floor; (2) Article IV §4.11 states that in a Business C Zoning District the rear yard setback shall be 25 feet. Here, the Petitioner proposes to construct, use and maintain dormers on the second (top) floor with a rear yard setback of 14.5 feet. 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.