



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: July 19, 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 23, 2016 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2016-29. **Petitioner/Owner:** Carmarvia Real Estate Holdings, LLC. c/o Carl E. D'Angio. **Nature of Application/Petition:** Application for Variance – Confirm existing setbacks, lot coverage and parking and Application for Special Permit – Conversion of existing non-conforming commercial use to residential use. **Subject Matter:** The Petitioner requests the Board to allow the conversion of existing space on the first floor of the building at 53-55 Brown Street into a residential apartment. This will result in a totally residential building containing a total of three (3) units. **Location and Zoning District:** 53-55 Brown Street; Residence B Zoning District. **Provisions of Zoning Ordinance Involved:** Section 3.7223 – special permit, Section 4.11 – confirm existing conditions and Article 5 – confirm existing parking. **Specific Relief Sought:** Article 3, Section 3.7223 requires a special permit for a change to a similar but not less restricted use. Article 4, Section 4.11 requires certain lot size, setbacks, lot coverage and Article 5 requires certain parking - The existing non-conforming building after remodeling of the commercial space on the first floor into one (1) residential unit will result in a fully residential building having a total of three (3) dwelling units. The size, location and parking of the building will not be changed. This change in use of the first floor will be a less intense use of the building and parking. 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.