



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: December 29, 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 February 7, 2017 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2016-49. **Petitioner:** Robert Foucher and Ann Foucher. **Owner:** Ann Foucher aka Ann Bourgeois. **Nature of Application/Petition:** Application for Dimensional Variances. **Subject Matter:** The Petitioners request to be able to connect the existing one story single family house to the existing one story detached garage by enclosing the existing 10 ± foot wide open porch area, and to continue using the existing gazebo. **Location and Zoning District:** 30 Sanders Lane is located in a Residence A-2 Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11 and §4.221. **Specific Relief Sought:** The Table of Dimensional Regulations, §4.11 requires:

- 1) A lot area of at least 15,000 square feet and the existing lot has an area of 9,919 square feet.
- 2) A front yard setback of 40 feet and the existing house has a front yard setback of 31.23 feet.
- 3) A side yard setback of 20 feet and the existing house has a westerly side yard setback of 16.33 feet.
- 4) The existing detached garage has a legal rear yard setback of 3.81 feet. However, when the garage is connected to the existing house, the garage then becomes part of the house and § 4.11 requires a rear yard setback of 40 feet.
- 5) The maximum lot coverage not exceed 20% and here the maximum lot coverage will be 22%.

§ 4.221 requires:

- 1) A detached accessory building to be located in the rear yard and here the existing detached building (gazebo) is located in the westerly side yard.
- 2) A detached accessory building to have a side yard setback of 5 feet and here the existing gazebo has a westerly side yard setback of 2.72 feet.
- 3) A detached accessory building to be located 10 feet from the principal building and here the existing gazebo is located 3.76 feet from the existing house.

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.