



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: April 18, 2017

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 May 23, 2017 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2017-16. **Petitioner/Owner:** Waltham 121 Ash LLC c/o Micozzi Management, Inc. **Nature of Application/Petition:** Application for Variance – Parking and to Amend prior ZBA Decisions. **Subject Matter:** The locus consists of a 8,870 square foot parcel of land with an existing multifamily dwelling thereon at 121 Ash Street. The Petitioner is proposing to construct, use and maintain an additional studio apartment in the basement of the existing multifamily dwelling. **Location and Zoning District:** 121 Ash Street; Residence B Zoning District. **Provisions of Zoning Ordinance Involved:** Article V, §5.2 and Article VII, §7.2. **Specific Relief Sought:** (1). A Notice of Decision in Zoning Board of Appeals case dated January 4, 1967 granted a variance to construct a nine apartment building, a multifamily dwelling, at the locus property at 121 Ash Street. In a Notice of Decision in case #1976-18, a request was granted to convert a basement studio apartment into a two-room, one bedroom apartment. The Petitioners seeks to amend so much of the 1967 and 1976 decisions to allow Petitioner to convert the two room basement unit into two studio units, resulting in ten (10) studio apartments in the multifamily dwelling. (2). §5.21 of the Ordinance states that a multifamily dwelling requires two parking spaces for each dwelling unit. Ten dwelling units require 20 parking spaces. Here, sixteen parking spaces are existing and proposed. (3). §5.21 of the Ordinance states that a multifamily dwelling requires two parking spaces for each dwelling unit. The nine existing dwelling units require 18 parking spaces. Nineteen parking spaces are shown on the 1976 plan approved by the Board. Here, sixteen parking spaces are existing and proposed. (4). The Petitioner also seeks to amend the Notice of Decision in Case 1976-18 to amend condition No. 2 of the Decision by deleting the plan referenced therein and substituting with the plans filed herewith. The revised plan shall reduce the numbers of parking spaces from nineteen to sixteen. 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.