



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: May 9, 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 June 6, 2017 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2017-18. **Petitioner/Owner:** Richard and Leueen Laing. **Nature of Application/Petition:** Application for Variance, Application for Special Permit – Accessory Dwelling Unit, and Appeal of Notice of Violation, dated May 3, 2017, by Inspector of Buildings. **Subject Matter:** Petitioners seek to appeal under §7.31 the Notice of Violation issued May 3, 2017. Petitioners seek a special permit for the existing basement accessory dwelling unit in the main house. This basement is part of the original structure constructed as a single family dwelling. It is subordinate in size to the principal unit and is separated by two means of access. One of the entrances is an exterior door at the rear of the house and the other is an internal entrance which can be locked. The appearance of the structure as a single family house is maintained because the basement accessory apartment is not visible from the front of the property. There is parking for four cars, two in the garage, one at the rear of the property and one in the front driveway. No alteration is necessary to the exterior of the dwelling. There is no increase in the floor area of the dwelling. **Location and Zoning District:** 71 Edgewater Drive, Angleside; Residence A-3 Zoning District. **Provisions of Zoning Ordinance Involved:** Article III, §3.616 (b) – Accessory Dwelling Unit. **Specific Relief Sought:** The petitioners are requesting a variance on the five year occupancy requirement (Section 3.616 (b)) because they have been resident for a period of three and a half years and would face substantial hardship if the variance was not issued. Section 3.616 of the City of Waltham Zoning Ordinance requires that a special permit be issued in order to permit an Accessory Dwelling Unit. 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.