



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: June 19, 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 July 25, 2017 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2017-21. **Petitioner/Owner:** Deepak Mohapatra. **Nature of Application/Petition:** Application for Variances – Setbacks, height and stories and to Amend existing decision. **Subject Matter:** The locus consists of a parcel of land known as 12-16 Rumford Avenue. A multifamily dwelling, three units, is situated on the locus. The Petitioner is proposing to reconstruct, use and maintain three new residential units on the locus. The existing structure was significantly damaged by a fire. **Location and Zoning District:** 12-16 Rumford Avenue; Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** Article IV, §4.11 and Article VII, §7.2. **Specific Relief Sought:** 1.) §4.11 states that lots in a Residence A-4 Zoning District shall have a front yard setback of 25 feet. A variance was granted in 1977 for a 13 foot front yard setback. Here, the Petitioner proposes a setback of 11 feet. 2.) §4.11 states that lots in a Residence A-4 Zoning District shall have a side yard setback of 15 feet. Here, there is an existing side yard setback of 6.2 feet. Here, the Petitioner proposes an easterly side yard setback of 6.1 feet. 3.) §4.11 states that lots in a Residence A-4 Zoning District shall have a rear yard setback of 30 feet. Here, the Petitioner proposes a setback of 25.5 feet. 4.) §4.11 states that lots in a Residence A-4 Zoning District shall have a maximum height of 35 feet. Here, the Petitioner proposes a height of 36.5 feet from the average elevation. 5.) §4.11 states that lots in a Residence A-4 Zoning District shall have a maximum of 2.5 stories. Here, the Petitioner proposes three stories. 6.) In a Notice of Decision, certain variances were approved for the locus in Case #1977-08. The granting of the variances was conditioned on two conditions. The Petitioner proposes to amend the decision by deleting Condition No. 2 and inserting therein a condition that the construction and use of the property shall be in accordance with the plans filed in this petition. 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.