



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: July 25, 2011

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 TUESDAY, **SEPTEMBER 13, 2011** AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2011-16. **Petitioner(s)/Owner(s):** Gardencrest Apartments, a limited Partnership. **Nature of Appeal/Petition:** Application for Variances. **Subject Matter:** To allow the construction of a single family home, within the home building footprint shown on the detail plan, on the existing, legal non-conforming lots known as Lot 14A Valley View Road (also known as 65 Rear Valley View Road) and Lot 17 Lyman Street (also known as 152 Rear Lyman Street), said lots to be combined into one single family lot, the resulting lot to have lot frontage of 20.17 and lot width of 20.17. Said lot frontage and width is the same that currently exists on Lot 14A. **Location and Zoning District:** Lot 14A Valley View Road (also known as 152 Rear Lyman Street), and Lot 17 Lyman Street (also known as 152 Rear Lyman Street). Residence A-3 Zoning District. **Provisions of Zoning Ordinance Involved:** Article 4, Sections 4.11 and 4.12 footnote 10 controls lot frontage and width. Article 3.711 requires minimum lot frontage in this Residence A-3 zone. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** Article 4, Section 4, Sections 4.11 and 4.12 footnote 10 controls lot frontage and width. Article 3.711 requires minimum lot frontage of 40 feet in this Residence A-3 zone (and, therefore lot width also to be 40 feet). Lot 14A Valley View Road (also known as 65 Rear Valley View Road) has an existing lot frontage and width of 20.17 feet. The two (2) existing lots shall be combined into one single family lot and the resulting lot will have frontage and width as request herein. All other zoning requirements shall be met for the construction of the proposed single family 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, Gordon LaSane.