



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: April 18, 2013

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 4, 2013 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2013-09. **Petitioner:** Denis C. and Joanne Mahoney. **Nature of Appeal:** Application for Variance. **Subject Matter:** To allow the construction of a rear addition as part of a renovation of the single family dwelling. **Location and Zoning District:** Hibiscus Avenue, 98; Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** Article 4, Section 4.11. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** Article 4, Section 4.11 of the Waltham Zoning Code requires that the rear yard for single family residences in a Residence A-4 District be no less than thirty (30') feet deep. Section 4.11 also requires that the maximum lot coverage be 25%. The current building on the lot lies within the code requirement for the rear yard setback and the lot coverage requirement including an existing detached shed. The homeowner proposal will be part of a renovation of the existing single family dwelling which will add a one story addition to the rear of the dwelling creating a rear yard depth of 27.3 feet, requiring a variance from said section of the zoning code. The house with the proposed addition will create a lot coverage of 33%, including the detached shed. Article 4, section 4.11 requires that the lot coverage in an A-4 Residential District be no more than 25%, requiring a variance from said section of the zoning code. 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.