



**City of Waltham**  
COMMONWEALTH OF MASSACHUSETTS

**ZONING BOARD OF APPEALS**

**LEGAL NOTICE**

DATE FILED: June 26, 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 AUGUST 13, 2013 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2013-14. **Petitioner:** Yuriy and Inna Babayan, Trustees of the 118-120 Willow Street Realty Trust. **Nature of Appeal:** Application for a Variance. **Subject Matter:** The locus is 118-120 Willow Street, consists of 4,000 ± square feet of land with a two story structure with a basement. The second floor is a residential apartment and the first floor, now vacant, was used for commercial purposes. Petitioner proposes to convert the first floor to a residential unit, construct a one story storage room in the rear of the property and have two tandem parking spaces on both the north and south paved areas on the property. **Location and Zoning District:** 118-120 Willow Street; Business B Zoning District. **Provisions of Zoning Ordinance Involved:** Article V, Section 5.34; Article IV, Section 4.11 Lot Area and Article IV, Section 4.11 FAR. **Specific Manner in Which Subject Matter Varies From Zoning Ordinance:** Article V, Section 5.34 states that parking stalls shall be 9 feet wide and 18 feet long and so arranged that entrance to and exit from each car space may be made without the need to move other cars. Further, Article IV, Section 4.11 provides that properties within the Business B Zoning District must have a minimum lot size area of 6,000 square feet and a floor area ratio of .25. Here, the Petitioner is proposing to convert the first floor of the residence so that the entire property will be for residential use and have tandem parking for two (2) cars on both the north and south sides of the Property. The conversion of the first floor to residential use, along with the proposed construction of a one story attached storage room addition in the rear of the Property, will result in a floor ratio of .51. 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.