



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: September 30, 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 NOVEMBER 19, 2013 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2013-24. **Petitioner:** George P. Bissias and Dennis L. Gikas. **Nature of Appeal:** Application for Variance- lot frontage, width and front, side and rear yard setbacks. **Subject Matter:** Petitioners seek to add a second floor addition to the existing single family house at 16 Hemlock Terrace and otherwise to use and maintain the property in its current status as a single family house. The existing house has existing legal, non-conforming lot frontage and width and because of the lot configuration needs relief for front yard setback and side yard and rear yard setbacks. **Location and Zoning District:** 16 Hemlock Terrace; Residence A-3 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 requires a front yard setback of 25 feet, lot frontage of 70 feet, side yard of 15 and a rear yard of 30 feet – the existing house with the proposed second floor addition will have a portion of the front yard of 11 feet, existing lot frontage of 25.50 feet, existing lot width of less than 70 feet, an easterly side yard of 11 feet and a rear yard of 21.4 feet. 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.