



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: December 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 JANUARY 28, 2014 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2013-29. **Petitioner:** Gore Place Society. **Nature of Appeal:** Application for Variances- Accessory Building. **Subject Matter:** The locus consists of a parcel of land containing approximately 16.11 acres with a Main House (principal building) and a Carriage House (accessory building) situated thereon. The Petitioner, a Massachusetts nonprofit corporation, proposes to relocate and renovate the existing Carriage House that dates back to 1793. The renovations include an addition to the back of the Carriage House to incorporate additional restrooms, catering space, and storage space to improve the experience of visitors and guests. **Location and Zoning District:** 52 Gore Street is located in a Residence A-3 Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11, §4.221 and §4.223.

Specific Manner in Which Subject Matter Varies From Zoning Ordinance:

1. §4.11 The Table of Dimensional Regulations states that front yard setbacks for accessory buildings are "As required by district".
2. §4.221 requires that accessory buildings in Residential Zoning Districts be located in the rear yard and here the Carriage House is proposed to be located in one of the three (3) front yards of this corner lot.
3. §4.223 limits the height of accessory buildings to one story (15 feet) in height and here the Carriage House is proposed to be two (2) stories measuring 39.34 feet in height.

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.