



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: August 29, 2019

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 October 22, 2019 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2019-27. **Petitioner/Owner:** Silvestre Buscemi. **Nature of Application/Petition:** Application for Special Permit- Alter Non-conforming lot and Application to Amend Notice of Decision, Case #1965-52. **Subject Matter:** The locus consists of a large parcel of land with two structures thereon, a multi-family dwelling and a single family dwelling. The Petitioner proposes to create two legal lots of land, one for each structure. The Petitioner shall demolish the single family dwelling and construct a new two family on Lot 2. The existing multifamily on Lot 1 shall remain. **Location and Zoning District:** 257 School Street and 65 Bacon Street; Residence C Zoning District. **Provisions of Zoning Ordinance Involved:** Article III, Section 3.7222 and Article VII, Section 7.2. **Specific Relief Sought:** 1.) §3.7222 Special Permit. On September 10, 1965 the Zoning Board of Appeals granted the Owner of the Locus property a variance to allow for the construction of a six family residential structure on the property. The variance pertained to the number of units on the locus. The Zoning Ordinance in effect at the time required a lot area of 2500 square feet per family for the first four units and 1750 square feet for each family thereafter. The Zoning Ordinance on which the variance was requested has now changed. The Petitioner is now requesting a special permit to alter the existing locus property. The Petitioner proposes to divide the locus property into two conforming lots. The six family or "multifamily" shall be situated on Lot 2 with a conforming lot area of 8,693 square feet. The existing single family dwelling on the newly created Lot 1 (Lot area 7,450 square feet) shall be demolished and replaced with a conforming two family dwelling. 2.) Amendment to Prior Decision. The Petitioner seeks to amend the decision granted by the Zoning Board of Appeals in Case# 65-52, dated September 10, 1965, which permitted the construction of the second structure on the Locus, a multi-family dwelling with six residential units. The Petitioner now seeks to amend the prior decision and the site plan filed therewith and allow the new site plan filed herewith. The new Site Plan has created two conforming lots from the original lot of 16,198 square feet lot. Each new lot meets the minimum lot area requirements and frontage requirements for the zoning district. The single family dwelling shall be demolished and replaced with a two family dwelling. An ANR Plan was been filed and approved for the two new conforming lots. 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, Sarah Hankins.