



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: September 10, 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 #: 2019-28. **Petitioner/Owner:** Walter E. Ohnemus IV and Marisa R. Ohnemus. **Nature of Application/Petition:** Application for Variances – Setbacks and lot area and Application for Special Permit – Alter Non-conforming structure. **Subject Matter:** The locus consists of a parcel of land known as 32 Cowasset Lane and Lot A at 32 Cowasset Lane. The Petitioners are proposing to construct, use and maintain a second story addition onto the existing single family residence on the locus. The addition shall also add a small bump out to the rear of the structure on the ground floor. **Location and Zoning District:** 32 Cowasset Lane and Lot A at 32 Cowasset Lane; Residence A-2 Zoning District. **Provisions of Zoning Ordinance Involved:** Article III, Section 3.7225 and Article IV, Sections 4.11 and 4.221. **Specific Relief Sought:** **#1.** §4.11 states that lots in a Residence A-2 Zoning District shall have a lot area of 15,000 square feet. Here, the proposed lot area shall be 12,000 square feet. **#2.** §4.11 states that structures in a Residence A-2 Zoning district shall have a front yard setback of 40 feet. Here, the existing structure has a front yard setback of 24.60 feet. **#3.** §4.221 states that accessory buildings shall be at least 10 feet from the principal. Here, the proposed addition to the principal building shall be 5.10 feet from the accessory Building (the garage). **#4.** §3.7225 provides that single family residential structures may be altered, reconstructed, extended or substantially changed provided that the alteration or reconstruction does not increase the non-conforming nature of said structure. Here, the Petitioner is raising the roof on the existing structure within the non-conforming front yard setback. The Petitioner has also requested a variance for the frontyard setback. 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.