



City of Waltham
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: November 18, 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 January 14, 2020 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2019-39. **Petitioner/ Owner:** Biping Huang. **Nature of Application/Petition:** Appeal Decision of Inspector of Buildings. **Subject Matter:** By letter dated October 18, 2019, the Inspector of Buildings mailed a Notice of Violation on the Owner of the property at 704 Beaver Street alleging zoning and building code violations. **Location and Zoning District:** 704 Beaver Street, Residence A-3 Zoning District. **Provisions of Zoning Ordinance Involved:** Article VII, §7.31 and §7.32; G.L. c. 40A §7 and §8. **Specific Relief Sought:** By letter dated October 18, 2019, entitled “Notice of Violation”, the Inspector of Buildings has alleged several violations of the Zoning Ordinance and/or State Building Codes against the Petitioner and her property.

Denial

1. Petitioner denies all allegations of the Inspector of Buildings alleging any and all Zoning Ordinance violations.
2. The Petitioner further specifically denies that she is operating an illegally home office where she does not reside as alleged.
3. On page 2 of the Notice, the Inspector alleges, among other things, that the Petitioner has “abandoned” the use of the property as an assisted care living facility with twelve beds since “you purchased it in 2016”. The Petitioner denies the allegation that the assisted living facility has been abandoned since 2016. The Petitioner also states that the Petitioner's predecessor in title received a special permit to operate an assisted living facility. Any abandonment of the assisted living facility use requires approval from the Board of Appeals as the use was approved under a special permit from the Board.
4. Any alleged use violations are protected by M.G.L. c. 40A § 6 and 7 as the Inspector of Buildings has known of said “alleged” violations for at least ten years or more.

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.