



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: July 8, 2020

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 August 11, 2020 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2020-18. **Petitioner/ Owners:** Andrew J. Rowlings and Brigid Rowlings. **Nature of Application/ Petition:** Application for Dimensional Variances or, in the alternative, a Special Permit. **Subject Matter:** Petitioners request authority to construct a second-floor addition located at the back of their existing, nonconforming, single-family home as well as to update and make improvements to their front porch and back deck. Petitioners request two dimensional variances for said work concerning Article IV, §4.11 of the Zoning Ordinance. If granted to Petitioners, the variances will address the exceeding Lot Coverage and front setback. In the alternative, Petitioners request a Special permit pursuant to G.L. c. 40A, §6 and Zoning Ordinance of the City of Waltham §3.722, et seq. **Location and Zoning District:** 18 Pleasant Street, Residence A-4 Zoning District. **Provisions of Zoning Ordinance Involved:** Article III, §3.722, et seq., Article III, §3.7225, Article IV, §4.11, and G.L. c.40A, §6. **Specific Relief Sought:** Petitioners request two dimensional variances in order for them to build a second-floor addition at the back of their single-family home and improve the existing front porch and existing back deck. Article IV, §4.11 states that maximum lot coverage in a Residence A-4 Zoning District is 25%. Petitioners are currently at 24.7% lot coverage and propose to expand home to 29.6% lot coverage. Petitioners also seek to change current front setback of 16.49 feet to 12.65 feet. Petitioners alternatively request a Special Permit pursuant to G.L. c. 40A, §6 and Article III, §3.722, et seq. 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.

- NOTE: if Stay-at-home order is still in effect at time of hearing the Board may meet remotely through Zoom. Please check city website for updates <https://www.city.waltham.ma.us/>