



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: November 3, 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 DECEMBER 1, 2020 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2020-35. **Petitioner:** Daniel Arone. **Owner:** Azalea Development, LLC. **Nature of Application/ Petition:** Variances from the existing front and rear-yard setback requirements. **Subject Matter:** To allow for the addition of a second floor of the southwest portion of the structure that will have no effect on any pre-existing setback. To allow for the demolition of rear and front portions of the structure. **Location and Zoning District:** 45 Azalea Road; Residence A-2 Zoning District. **Provisions of Zoning Ordinance Involved:** Art. IV, § 4.11 (front and rear-yard setback requirements) and Art III, §3.7225 (Rights of Non-conforming structures). **Specific Relief Sought:** Petitioner proposes to construct a second floor to a portion of the structure that will have no effect or increase the pre-existing setback deficiency, thereby, bringing the property closer to conformity. The rear setback will increase from 20.40' to 32.40'. One front-yard setback will remain 39.60' and the second front-yard setback will increase from 31.10' to 33.70'. The variances will bring the Locus closer to conformity. For further information and plans concerning this case please contact the Zoning Board of Appeals' Office, 119 School Street, Waltham, Massachusetts 02451; Hours: Monday - Friday 8:30-4:30.

NOTE: if a Stay-at-home order is 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/>.