



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: March 30, 2021

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 May 4, 2021 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2021-07. **Petitioner/ Owner:** Michael Dennis Properties, LLC. **Nature of Application/ Petition:** Application for Special Permit – Alter nonconforming structure. **Subject Matter:** The existing nonconforming multifamily residential structure on the locus was recently damaged by a fire. The Petitioner is presently reconstructing the nonconforming structure on the property as permitted in Case No 2019-29. **Location and Zoning District:** 210-216 Adams Street; Residence B Zoning District. **Provisions of Zoning Ordinance Involved:** §3.72, §3.722 and §7.2. **Specific Relief Sought:** In Case No. 2019-29 the Zoning Board of Appeals granted certain zoning relief to the Petitioner which allowed him to alter and enlarge a pre-existing nonconforming use and structure at 210-216 Adams Street. The pre-existing nonconforming structure had been destroyed by a fire and the zoning relief, a special permit under §3.7222 of the zoning ordinance, permitted the reconstruction and enlargement of the third floor.

The Petitioner now seeks to amend the Notice of Decision issued in Case No. 2019-29 and the plans referenced therein at Condition No. 2 to allow for the following modifications to the floor plans:

- a. Revised basement. The Petitioner proposes to finish the basement. Each first-floor unit shall then have a full finished basement with a bathroom.
- b. Revised first floor. Each first-floor unit shall add a rear porch and a new stacked washer and dryer.
- c. Revised second floor. Each second-floor unit shall add a rear deck and a front deck. A new stacked washer/dryer is also proposed.
- d. Revise third floor. Each third-floor unit shall add a front roof deck and vanity sink off each master bedroom.

The Petitioner therefore requests an amendment to Condition No. 2 in Case No. 2019-29 so that the construction and use of the premises shall be in substantial accordance herewith in this petition.

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 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/>.