



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: February 14, 2022

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 April 5, 2022 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2022-06 **Petitioner:** William Tuccero **Owner:** Char-Toc Trust; Mary Nancy Tuccero, Trustee. **Nature of Application/ Petition:** Variance and Special Permit. **Subject Matter:** To allow for the alteration of unfinished attic space to livable floor space to 19.8 % of ground floor area of the building. **Location and Zoning District:** 245-51 Charles Street, units 245-2 and 251-2, Residence B Zoning District. **Provisions of Zoning Ordinance Involved:** Article III, §3.722 – Rights of Non-conforming structures, uses buildings and land. **Specific Relief Sought:** Petitioner proposes a third story conversion to livable space (Units 245-2 and 251-2) resulting in an increase of the gross floor area of approximately 702 Square feet. To do so, Petitioner seeks a special permit under §3.7222 and a variance from the 10% limit contained therein. Petitioner proposes a total alteration of 19.8%. Petitioner proposes no increase in the number of units or bedrooms. 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:** Michael Cotton, Mark Hickernell, John Sergi, Glenna Gelineau, Matthew Deveaux. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Marc Rudnick, Michael Squillante, Sarah Hankins.