



City of Waltham

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: December 23, 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 January 31, 2023 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2022-55. **Petitioner:** Edoardo Fragale. **Owner:** 246-248 Ash, LLC. **Nature of Appeal/Petition:** Variance and Special Permit. **Subject Matter:** Petitioner seeks to convert the rear structure on the Locus from a Commercial/ Industrial use (workshop) to a single-family residential home. To do so, Petitioner had to subdivide the lot into two lots under G.L. c. 41, §81L. Because of the allowed subdivision, some of the non-conforming setbacks have been altered thereby requiring variances. A tandem parking variance is required for Lot 1 and a special permit is required to convert to a single-family home on lot 2. No new exterior construction is sought by this request. **Location and Zoning District:** 246-248 Ash Street, Residence B Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11, §5.34 and §3.7223. **Specific Relief Sought:** To confirm the nonconformities of the locus after approval of an ANR plan by the Board of Survey and Planning via variances for rear, side and front-yard setbacks, lot coverage, lot area, frontage lot width and parking. No new exterior construction is sought by this request. In addition to confirm the non-conformities, Petitioner seeks a special permit to convert the rear structure from an industrial /commercial use to a single-family residential use. 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, Sarah Hankins, Joseph Attardo.