



# City of Waltham

COMMONWEALTH OF MASSACHUSETTS

## ZONING BOARD OF APPEALS

### LEGAL NOTICE

DATE FILED: April 18, 2023

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 23, 2023 AT 7:00 P.M. ON THE FOLLOWING:

**Case #:** 2023-11. **Petitioner:** Deon Butler & Lauren Hubacheck. **Owner:** Deon Butler, Lauren Hubacheck, & Barbara Hubacheck. **Nature of Appeal/Petition:** Application for Dimensional Variances. **Subject Matter:** The locus consists of an oddly shaped parcel of land located at the intersection of Valley View Road and Oakley Lane with an existing one-story ranch style house located thereon. The Petitioner proposes to construct, use, and maintain a second level to the existing home, as well as a new, attached two-car garage at the southerly end of the house, requiring variances from the front and side yard setback requirements of the Zoning Ordinance. **Location and Zoning District:** 35 Valley View Road is located in a Residence A-3 Zoning District. **Provisions of Zoning Ordinance Involved:** § 4.11 and § 4.228. **Specific Relief Sought:** In the Residence A-3 Zoning District, § 4.11 requires a front yard setback of 25 feet and side yard setbacks of 15 feet. Further, § 4.228 provides that corner lots shall apply the front yard setback requirement to side yards to an intersecting street. Here, the Petitioner proposes a front yard setback (Oakley Lane) of 19.6 feet and a westerly side yard setback of 14.2 feet. 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:** Mark Hickernell, John Sergi, Glenna Gelineau, Matthew Deveaux, Stephen Taranto. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Sarah Hankins, Joseph Attardo.