



City of Waltham
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

LEGAL NOTICE

DATE FILED: February 13, 2024

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 March 26, 2024 AT 7:00 P.M. ON THE FOLLOWING:

Case #: 2024-03. **Petitioner/ Owner:** 226-230 River St LLC. **Nature of Appeal/Petition:** Variances – Dimensional. **Subject Matter:** The locus consists of a 6,728 ± sq. ft. trapezoidal shaped parcel of land located on the southerly side of River Street at the intersection of River Street and Bright Street in a Residence B Zoning District. There is an existing 2.5 story, four family home located thereon. The Petitioner proposes to construct, use, and maintain shed dormers to the existing roof at the rear of the property and an expansion of the existing porch at the rear of the property, necessitating variances from the lot coverage, side yard setback, landscape buffer, and parking area landscaping requirements of the Zoning Ordinance. **Location and Zoning District:** 226-230 River Street; Residence B Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11, §4.2181(a), §5.42, and §5.43. **Specific Relief Sought:**

Lot Coverage: In the Residence B Zoning District, §4.11 allows up to 30% lot coverage. Here, the existing lot coverage is 31.5% and the proposed lot coverage is 34%.

Side Yard Setback: The locus qualifies for the “old/ small lot” provisions of the Zoning Ordinance, which in §4.2181(a) provides in pertinent part that “No side yard shall be less than five feet”. Here, the existing and proposed easterly side yard is 3 feet.

Landscape Buffer: For parking areas of more than five cars, §5.42 requires that no paved area, excluding entrances and exits, extend within five feet of a lot or street line. Here, the existing and proposed rear of the lot (parking area) is almost entirely paved over, and paved areas extend within five feet of the easterly, southerly, and westerly lot lines.

Parking Area Landscaping: For parking areas of more than five cars, §5.43 requires one tree of sufficient size per the ordinance for every ten cars. Here, there are zero such trees for the existing and proposed eight parking spaces where one is required.

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: John Sergi, Mark Hickernell, Glenna Gelineau, Matthew Deveaux, Stephen Taranto. **ASSOCIATE MEMBERS:** Edward McCarthy, Oscar LeBlanc, Sarah Hankins, Joseph Attardo.