

**CITY OF WALTHAM  
ZONING BOARD OF APPEALS**

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Case 2019-35	)
Ketan Patel, as Manager of AG Holdings	)
LLC, Charles Minasian, as Manager of	)
Minasian Investments LLC, and Robert	)
Parsekian, as Manager of Parsada	)
Ventures LLC.	)
Owners of 59-61 Dartmouth Street	)
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**PROPOSED DECISION**

Therefore, the Board of Appeals of the City of Waltham, after due deliberation, on motion duly made and seconded, voted:

To vacate the decision of the Building Inspector and to direct the Building Inspector to grant the Petitioner a certificate of occupancy indicating use of the apartment building located at 59-61 Dartmouth Street as a seven (7) unit dwelling and other relief requested in Case No. 2019-35 and incorporate by reference the Findings of Fact and cites as reasons the following:

1. The property at 59-61 Dartmouth Street was purchased in 1981 as a seven (7) unit dwelling and has been continuously used since as a seven (7) unit dwelling.
2. The Locus is located in the Residence B Zoning District and the use of the Locus as a seven-family apartment building is a permitted as a preexisting, nonconforming use under the current City of Waltham Zoning Ordinance.
3. After considering the arguments made by the Petitioners in support of their application, the Waltham Zoning Board of Appeals finds that the Building Inspector's decision should be reversed and that the Petitioner's request for a certificate of occupancy as a seven (7) unit dwelling should be granted.

**AFTER DUE DELIBERATION: ON MOTION DULY MADE AND  
SECONDED, IT WAS UNANIMOUSLY VOTED TO GRANT THE  
PETITIONERS' PETITION TO VACATE THE DECISION OF THE BUILDING  
INSPECTOR AND ISSUE A CERTIFICATE OF OCCUPANCY FOR A SEVEN  
FAMILY APARTMENT BUILDING LOCATED AT 59-61 DARTMOUTH  
STREET, WALTHAM, MA AND THE BUILDING INSPECTOR IS HEREBY  
DIRECTED TO ISSUE AN OCCUPANCY PERMIT FOR A SEVEN (7) UNIT  
APARTMENT BUILDING LOCATED AT 59-61 DARTMOUTH STREET,  
WALTHAM, MA.**

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, Chairperson