

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

CITY OF WALTHAM
BOARD OF APPEALS
CASE NO.: 2020-27

In The Matter Of)
Richard and Caroline Oliveri,)
)
Petitioners.)

PROPOSED FINDINGS OF FACT

The Board of Appeals of the City of Waltham makes the following findings of fact after hearing on the above-captioned Petition:

1. The Board of Appeals, having met all legal prerequisites by proper publications and posting as provided in Massachusetts General Laws, C. 40A, § 11 and having by mail notified all parties in interest and having heard all the evidence, is now empowered to exercise the power to grant or deny the relief sought by Petitioners.
2. The locus is known and numbered as 10 Kenmore Terrace, Waltham, Massachusetts and located in the Residence A-4 Zoning District and consists of 6,906+/- sq. feet.
3. The locus is comprised of a legal non-conforming single-family residence thereon.
4. In 1988, Petitioners sought and obtained variances for the construction of a proposed single-story addition. The project required a side-yard variance for the proposed addition and another variance to confirm the pre-existing non-conforming front-yard setback which was unrelated to the project.

5. Petitioners intend to construct, maintain and use a second-floor addition in the form of dormers which requires no additional zoning relief.

6. As a result of the relief obtained in 1988, Petitioners are required to amend the site plan filed in connection with Case No. 1988-22

7. This Board has both the power to grant the request relief under G.L. c. 40A, § 14; and the authority to do so under Article VII, § 7.2 of the Ordinance, respectively.

8. Allowance of the amended site plan will allow Petitioners to obtain a building permit for the proposed addition.