



TOWN OF WATERTOWN
Planning Board
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PUBLIC NOTICE

The next Watertown Planning Board meeting will be held on **Wednesday, August 10, 2011 at 7:00 PM** in the Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

I. *ADMINISTRATIVE BUSINESS*

Minutes of 7/13/2011 Meeting

II. *CASES PENDING*

• **15 Auburn Court** – 15 Auburn Court Condominium Association – **Special Permit Finding**

Esther Keaney, 15 Auburn Court Condominium Association, 15 Auburn Court, Unit 1, Watertown, MA 02472 herein requests the Board of Appeals grant a **Special Permit Finding** in accordance with §4.06(a), Alts/Additions to Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to raze, rebuild and extend an existing non-conforming three-story rear deck and stairs approximately 11'x12' to 12.46'x14.33' maintaining non-conforming side yard setback of 6.7', where 20' is required; the rear yard setback will be less non-conforming at 20.1' than the existing rear yard setback at 17', where 25' is required – located in R.75 (Residential) Zoning District.

• **26 Forest Street** – HYE Realty, LLC - **Variiances**

Fimi Kachadurian, Manager, HYE Realty, LLC, 103 Stoneybrook Road, Belmont, MA 02478, herein requests the Board of Appeals to grant a **Variiances** in accordance with §5.04(f) Minimum Lot Frontage, Rear Yard Setback and §5.05(e) Side Yard Setback Buffer Zone, Zoning Ordinance, so as to RAZE existing two family structure and construct a two-family dwelling, 74'10"x30', with 45.5' frontage, where 50' is required and creating a rear yard setback of 17', where 20' is required – located in T (Two-Family) Zoning District.

• **66 Townly Road** – Nicholas Avtges – **Variance and Special Permit Finding**

Nicholas Avtges, 66 Townly Road, Watertown, MA, herein requests the Board of Appeals grant a **Variance** in accordance with §5.04, Table of Dimensional Regulations, Maximum Building Coverage and a **Special Permit Finding** in accordance with §4.06(a) Alts/Additions to Non-Conforming Structures, Side Yard Setbacks, Zoning Ordinance, so as to extend existing porch towards northerly side setback 9', maintaining northerly side yard setback at 6.9', where 12' is required and creating building coverage of 30%, where maximum 25% is allowed – located in S-6 (Single Family) Zoning District.

- **190-192 Arlington Street** – Alison Bengel and Janet-Schmiege Ferguson - **Reconsideration**

Alison Bengel 190 Arlington Street and Janet-Schmiege Ferguson 192 Arlington Street, Watertown MA, herein request the Board of Appeals to allow the **Reconsideration** of a previously denied Amendment on December 6, 2010, to a Special Permit and a Variance (#10-24 ASPF/AVAR) in accordance with §9.18(b) Reconsideration Within Two Years, Zoning Ordinance, so as to permit a fourth substandard parking space within the front yard/setback and widen the curb-cut to 30 feet at the property formerly known as 190-192 Arlington Street – located in T (Two-Family) Zoning District.

III. *CONTINUED CASES*

- **22 Perry Street**; Ada H. Wong - Special Permit

§5.04, Table of Dimensional Regulations, Maximum FAR, Zoning Ordinance, so as to construct a two-story with full basement southerly side addition 32'x12' and two exterior stairways, creating an FAR of .59%, where over 50% and less than .625% is allowed by SP - located in T (Two-Family) Zoning District.

- **326 Belmont Street**; Dr. Mark Strokowski, - Variance & Special Permit Finding

Variance under §5.05(j), Notes to Table of Dimensional Regulations, Maximum Eave Height, Maximum FAR; and a Special Permit Finding, §4.06(a), Alts to existing Non-Conforming Structures, Side Yard Setback, Zoning Ordinance, so as to add two dormers and alter roof line to third floor - located in T (Two Family) Zoning District.

IV. *OTHER*