

City of Waltham
Zoning Board of Appeals
June 23, 2026

The Zoning Board of Appeals held a public hearing at 7:00 P.M. on Tuesday, June 23, 2026 in the Public Meeting Room of the Arthur Clark Government Center, 119 School Street, Waltham, MA.

In attendance were John Sergi, Chair, and members Mark Hickernell, Joseph Attardo, Sarah Hankins and Stephen Taranto.

Mr. Sergi: Tonight we have one case.

The first order of business is to approve the minutes, there's two sets of minutes, May 19, 2026 and June 2, 2026. May I have a motion to approve both sets of minutes, please?

On motion of Mr. Taranto, seconded by Mr. Attardo, the board voted to approve the minutes of May 19, 2026 and June 2, 2026.

Mr. Sergi: So the minutes of May 19, 2026 and June 2, 2026 have been approved.

We have one case, Case No. 2026-17, Petitioner: Brady-Built, Inc./ Keven Kieler. Owner: Richard and Maria Iannetti. If the clerk would be kind enough to read the petition.

The clerk read the petition in Case: 2026-17. Petitioner: Brady-Built, Inc./Kevin Kieler. Owner: Richard & Maria Iannetti. Nature Of Appeal/Petition: Application to Amend prior Decision, Case 2017-42. Subject Matter: To allow for the addition of a 13-foot

x 20-foot prefabricated sunroom and deck to the rear of the existing single-family. Location And Zoning District: 24 Rando Lane; Residence A- 2 Zoning District. Provisions Of Zoning Ordinance Involved: §4.11 – Rear yard setbacks. Specific Relief Sought: The locus consists of a pre-existing single-family residence on an odd- shaped lot with curved frontage. Presently the rear setback is 50.05 feet. The proposed sunroom would reduce the setback to 38.3, where 40 feet is required.

Mr. Sergi: May we hear from the petitioner or the petitioner's representative, please?

Kevin Kieler, Chief Designer, Brady Built Sunrooms, 31 Solomon Pond Road, Northboro, Ma., representing the Petitioners Richard and Maria Iannetti came forward.

Mr. Kieler read his brief into the record. This is attached to the minutes noted as Exhibit A and he submitted a list of abutters, (Exhibit B) who were in favor of this petition.

Ms. Hankins: You may not remember this, but I feel when this came before us that one of the neighbors had a complaint. We ended up passing this or maybe not. It was a long time ago so. I was referencing your original case which was back in 2018. I mean it was eight years ago so I might be confusing it with another one.

Mr. Kieler: Because the addition is located on the rear of the house and not visible from the street and the design has been carefully developed to remain consistent with the rear facing in the neighborhood and the request for the variance can be granted without negligently impacting the neighborhood and substantially detracting from the spirit of the by law, so we respectfully request that you grant us a 1.7 foot rear yard setback so we can proceed.

Mr. Sergi: Plus the hardship is the shape of the lot?

Mr. Kieler: Yes.

Mr. Sergi: Did you submit the Proposed Findings of Fact and the Proposed Decision?

Mr. Kieler: We have. We drafted one and they said it was okay.

Mr. Sergi: Okay. Why don't you pass it along.

(Mr. Kieler submitted a copy to each member of the board.)

Mr. Sergi: I'll open it up to the board.

Steve, do you have any questions?

Mr. Taranto: No, I don't.

Mr. Sergi: Sarah?

Ms. Hankins: No questions.

Mr. Sergi: Joe?

Mr. Attardo: No questions.

Mr. Sergi: Mark?

Mr. Hickernell: No questions.

Mr. Sergi: I don't have any questions. I'll open it up to the audience. Is there anyone in the audience who is against the petition?

Seeing none. Is there anyone in the audience seeking information?

Seeing none. Is there anyone in the audience in favor of the Petition. A show of hands would be fine.

(Two people raised their hand in favor.)

Mr. Sergi: And you said these have been filed.

Mr. Kieler: Yes they have and they said they were fine.

Mr. Sergi: Since they have been on file and we have had a chance to read these, may I have a motion to waive the reading of the Proposed Findings of Fact and the Proposed Decision.

On motion of Mr. Hickernell, seconded by Mr. Attardo, the board voted to waive the reading of the Proposed Findings of Fact and the Proposed Decision since they have been on file and the board has had a chance to read them.

Roll call: Mr. Taranto, yes; Ms. Hankins, yes; Mr. Attardo, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: May I have a motion on the Proposed Findings of Fact as presented.

On motion of Mr. Hickernell, seconded by Mr. Attardo, the board voted that the Proposed Findings of Fact, as presented, be the Findings of Fact of the board.

Roll call: Mr. Taranto, yes; Ms. Hankins, yes; Mr. Attardo, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: In a similar fashion, may I have a motion of the Proposed Decision as presented tonight.

On motion of Mr. Hickernell, seconded by Mr. Attardo, the board voted to adopt the Proposed Decision as the board's decision.

Roll call: Mr. Taranto, yes; Ms. Hankins, yes; Mr. Attardo, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: It has been granted. Good luck.

One more motion is in order.

**On motion of Mr. Taranto, seconded by Mr. Attardo, the board voted to adjourn at
7:27 P.M.**

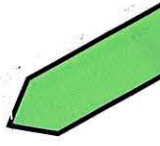

James S. S., Chair
8/18/26

Exhibit A

To: Zoning Board of Appeals, Zoning Board of Appeals
Re: Amendment to Zoning Decision – Description of Project
Property: 24 Rando Lane

Richard and Maria Iannetti previously had an existing concrete patio located at the rear left corner of their home. Due to exposure to wind and weather, the patio was rarely used and had begun to deteriorate and crack over time. Additionally, a termite infestation developed between the patio and the home, requiring the patio to be removed.

The homeowners have long desired an outdoor living addition that would allow them to comfortably enjoy the feeling of being outdoors while remaining protected from the elements. Mrs. Iannetti also experiences significant anxiety related to insects and outdoor pests, which has made it difficult for her to comfortably use traditional outdoor spaces such as an open patio. A screened and enclosed sunroom would allow the homeowners to enjoy natural light and the outdoors in a comfortable and usable environment. This intention was referenced during the zoning application process for the addition completed in January 2018. At the recommendation of the Board, drywells were installed in the rear yard to properly manage runoff from the proposed sunroom.

The homeowners wanted a design that would blend naturally with the existing home and complement the surrounding neighborhood. They selected a Brady-Built sunroom because of the company's reputation for custom-designed, high-quality wood sunrooms that are architecturally compatible with existing homes.

The property does not currently have a rear porch or outdoor living space. In keeping with the character of similar homes in the neighborhood that feature rear-facing sunrooms, the homeowners sought a design that would serve as an attractive enhancement to both the property and the neighborhood.

Due to the unusual shape of the lot and the angled rear lot line, several alternative angled layouts were explored. However, those designs proved to be both visually unappealing and functionally impractical. The proposed 13' x 20' rectangular design was ultimately determined to be the smallest layout that would still provide reasonable interior functionality.

The property is located within a Residential A-2 zoning district, which requires a 40-foot rear yard setback. Because of the angle of the rear lot line, only one corner of the proposed sunroom extends into the setback area by approximately 1.7 feet. There are numerous neighboring properties within the area that sit closer than 40 feet to the rear lot line. The proposed deck itself does not violate any zoning requirements; only the corner of the sunroom encroaches into the setback.

The proposed plan has been discussed with the abutting neighbors, and no objections have been raised.

Because the addition is located at the rear of the home and is not visible from the street, and because the design was carefully developed to remain consistent with similar rear-facing sunrooms in the neighborhood, we believe the requested variance can be granted without negatively impacting the neighborhood or substantially detracting from the spirit and intent of the zoning by-law.

Accordingly, we respectfully request that the Board grant the requested variance to allow the homeowners to proceed with construction of the proposed sunroom.

Sincerely,

1.7 FT

Kevin Kieler

Chief Designer

Brady-Built Sunrooms

Sunroom Support from Abutters

Exhibit 3

① Bob Digregorio (Verbal Support)

85 Worcester Lane

Waltham, MA 02451

Saturday: 5-9-26 ~ 4:00pm

② Bob (Verbal Support)

79 Worcester Lane

Waltham, MA 02451

Sunday: 5-10-26 ~ 5:00pm

③ * Leon and Hilda Caragalian (Letter of Support)

See
attached
letter

14 Rando Lane

Waltham, MA 02451

Saturday: 5-9-26 ~ 5:00pm

④ Xiaotian Bai
62 Totten Pond Road
Waltham, MA 02451

Leon and Hilda Caragulian
14 Rando Lane
Waltham, MA 02451
Tel # 781-891-8794
Email: hildacaragulian@gmail.com
May 10, 2026

To: Zoning Board of Appeals
Arthur Clark Govt Center
119 School Street
Waltham, MA

Subject: Request for variance from setback requirements for 24 Rando Lane, Waltham, MA 02451

Dear Members of the Board,

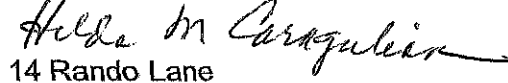
My husband and I are owners of the property at 14 Rando Lane which abuts the property at 24 Rando Lane. We are writing to express our support for our neighbor's, Mr and Mrs Iannetti, proposed variance to construct a room addition to their home.

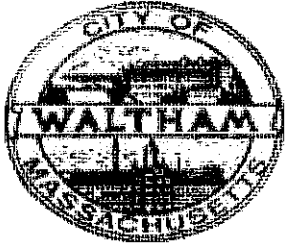
After reviewing the proposal and considering its impact on the surrounding properties and neighborhood, my husband and I do not believe the addition will negatively affect our property, our enjoyment of our home, or the character of the neighborhood. We feel the proposed project is reasonable and compatible with the area.

We respectfully support the approval of this variance request.

Please feel free to contact us if any additional information is needed.

Sincerely,



14 Rando Lane
Waltham, MA
781-891-8794



The City of Waltham
ZONING BOARD OF APPEALS

NOTICE OF DECISION

CASE NUMBER: 2026-17
NAME OF PETITIONER: Brady-Built, Inc./Kevin Kieler
NAME OF OWNERS: Richard & Maria Iannetti
LOCATION OF PROPERTY: 24 Rando Lane
DATE OF HEARING: June 23, 2026
DATE OF DECISION: June 23, 2026
DATE OF FILING DECISION WITH CITY CLERK:
DATE OF NOTIFICATION TO BUILDING INSPECTOR:
FINAL DATE FOR FILING OF APPEAL FROM DECISION:

Appeals, if any, shall be made pursuant to Section 17 of the General Laws of Massachusetts Chapter 40A. All plans referred to in the decision have been filed with the Planning Board and with the City Clerk.

DECISION

GRANTED _____

DENIED _____

ROLL CALL

Yes No

Yes No

John Sergi
Glenna Gelineau
Stephen Taranto
Sarah Hankins
Joseph Attardo

Mark Hickerell
Matthew Deveau
Oscar LeBlanc
Kathleen McMenimen

PETITION

Case #: 2026-17. **Petitioner:** Brady-Built, Inc./Kevin Kieler. **Owner:** Richard & Maria Iannetti.

Nature of Appeal/Petition: Application to Amend prior Decision, Case #2017-42. **Subject Matter:**

To allow for the addition of a 13-foot x 20-foot prefabricated sunroom and deck to the rear of the existing single-family. **Location and Zoning District:** 24 Rando Lane; Residence A-2 Zoning District. **Provisions of Zoning Ordinance Involved:** §4.11 – Rear yard setbacks. **Specific Relief**

Sought: The locus consists of a pre-existing single-family residence on an odd-shaped lot with curved frontage. Presently the rear setback is 50.05 feet. The proposed sunroom would reduce the setback to 38.3, where 40 feet is required.

ON MOTION DULY MADE AND SECONDED THE BOARD ADOPTED THE FOLLOWING 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 requirements 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 Petitioner.
2. The Locus is known and numbered as 24 Rando Lane, Waltham, Massachusetts and located in the Residence A-2 Zoning District and consists of 15,000 square foot lot with a pre-existing single-family residential structure thereon.
3. The Locus is an odd shaped lot with curved frontage along the south side of Rando Lane.
4. Petitioner/Owner proposes the addition of a 13-foot x 20-foot prefabricated sunroom and deck to the rear of the existing single-family, one-story structure.
5. Petitioner/Owner seeks the following Amendment to Decision dated January 2, 2018, Case No. 2017-42, to accomplish the project:

Rear Yard Setback: In accordance with Art. IV, §4.11, the rear yard setback shall be forty feet (40'). Presently the year yard setback is 50.05 feet. Petitioner/Owner proposes reduced rear yard setback of 38.3 feet.

6. This Board has both the power to grant the Amendment to Decision under Article IV, §§ 10 and 14; and the authority to do so under Article VII, §7.2 respectively.
7. There will be no substantial derogation from the intent and purpose of the Ordinance.

THEREFORE, THE ZONING BOARD OF APPEALS FOR THE CITY OF WALTHAM AFTER DUE DELIBERATION, ON A MOTION DULY MADE AND SECONDED, VOTED UNANIMOUSLY:

To grant the Amendment to Decision dated January 2, 2018, Case No. 2017-42, requested in Case No. 2026-17, and incorporates by reference to the Findings of Fact, and further cites as reasons the following:

VARIANCES

1. That there are circumstances especially affecting this locus, which do not generally affect other lots and structures in the Residence A-2 Zoning District in which it is located, specifically:

The Locus is an odd shaped lot with a curved frontage along the south easterly side of Rando Lane.

2. A literal enforcement of the Zoning Ordinance would involve substantial hardship to the Owners, both practically and financially, specifically, that:

The odd shape of Locus, angled rear lot line and yard requirements place the location of the proposed sunroom into the rear yard setback, Without the Variance, the proposed sunroom cannot be accomplished.

3. This Petition may be granted without substantial detriment to the public good or without mollifying or substantially derogating from the intent or the purpose of the Ordinance, specifically that:

The propose sunroom is an expansion of an existing single-family, single-story structure.

The granting of the Variance are subject to the following conditions:

- i. All necessary permits shall be issued and work commenced within one (1) year of the date of the filing of this decision with the City Clerk's office and work shall be completed within two (2) years of the filing of the decision with the City Clerk; and
- ii. All construction and use of the Premises shall be in substantial accordance with the plans introduced as evidence during the hearing entitled: Petition for Amendment to Notice of Decision dated January 2, 2018, Case No. 2017-42, At 24 Rando Lane, Waltham, MA" and dated May 26, 2026.

John Sergi, Chair

Date