

City of Waltham
Zoning Board of Appeals
September 15, 2026

The Zoning Board of Appeals held a public hearing at 7:00 P.M. on Tuesday, September 15, 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, Matt Deveau, Glenna Gelineau, Stephen Taranto.

Mr. Sergi: Tonight we have one new case.

The first order of business tonight is to approve the minutes of August 25, 2026. May I have a motion to approve the minutes of August 25, 2026, please?

On motion of Mr. Taranto, seconded by Ms. Gelineau, the board voted to approve the minutes of August 25, 2026.

Mr. Sergi: So the minutes of August 25, 2026 have been approved.

Okay, the first case we have tonight is Case No. 2026-25, Petitioner/Owner: Andrei Mashkou & Kristina Filozova. If the clerk would please read the petition.

The clerk read the Petition in Case #: 2026-25. Petitioner/ Owner: Andrei Mashkou & Kristina Filozova. Nature Of Appeal/Petition: Variance(s). Subject Matter: Petitioners seek to construct, maintain and use an addition in the form of a second floor over the existing single-story home, and a two-story addition in the rear of the structure in the form of a two-vehicle attached garage and living space thereon. Location And Zoning District: 83 Lakeview Terrace; Residential A-4 Zoning District. Provisions Of Zoning Ordinance Involved: §4.11 – Front and side-Yard Setbacks and Lot Coverage. Specific Relief Sought:

Petitioners seek a variance for a front-yard setback of 10.23 feet, that is not proposed to change, a side-yard setback of 4.39 feet, that is not proposed to change, and a proposed lot coverage of 25.3%, where 25% is allowed.

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

Attorney Bret Francis, Law Office at 10 Hammer Street, Waltham came forward.

Mr. Francis submitted a copy of his brief to each member of the board. He introduced the Petitioners, Andrei Mashkou & Kristina Filozova and then read his brief into the record.

Mr. Francis: They did have a chance to meet with their neighbors who did have no objection to the project.

Mr. Sergi: These are the two primary abutters?

Mr. Francis: That is correct, and we do have some renderings for you.

Mr. Francis submitted some renderings to the board.

Mr. Francis: And with that I will conclude. If the board has any questions, I will be happy to answer them. Thank you.

Mr. Sergi: The siding and the roof are conventional. There's like, it's going to conform to the neighborhood? Clapboard or - - -

Mr. Mashkou: It is going to be vinyl siding.

Mr. Sergi: I don't have any other further questions.

Steve, do you have any questions?

Mr. Taranto: No, I don't.

Mr. Sergi: Glenna?

Ms. Gelineau: No questions.

Mr. Sergi: Matt?

Mr. Deveaux: No questions.

Mr. Sergi: Mark?

Mr. Hickernell: Briefly. Counselor you noted that the law had changed over the summer. Do we still have to consider whether the variance substantially derogates?

Mr. Francis: I don't think you do. No. There was part of my memo that was written well before. I had this case early and filed everything early. So I didn't really remove things as much as I did add a few things. So, no, I don't believe we do.

Mr. Hickernell: All right. That's all I have to ask. Thanks.

Mr. Sergi: Is there anyone in the audience that is against the petition as presented?

Seeing none. Is there anyone seeking any information?

Seeing none. Is there anyone in favor of the petition tonight? A show of hands.

(Two people raised their hands in favor.)

Mr. Sergi: And counselor, have you changed the Findings of Fact or Decision since you've - - -

Mr. Francis: Not substantially. I did change the Memorandum, again, because of the change in the law. There's no substantial changes to the Decision or the Findings of Fact. If anything it was a formatting change and again, you don't need the three categories

that related to 40A Section 10 originally. Now they kind of just group it in. So I kind of got rid of some language. But again, substantively, it's the exact same. If you want it read into the record, I can. No substantive changes. It was all format.

Mr. Sergi: So give me an example of the format change.

Mr. Francis: Well again, the Findings of Fact remain the exact same. On the Decision, it used to be broken up into three categories. You know, circumstances relating to the lot, substantial derogation and then the third one which has slipped my mind right now. But again, those are no longer. They have rewritten it so I just kind of formatted what I had already written into the two main categories, the first being "strict enforcement of the ordinance result in practical difficulty" and then go into it. The second is other considerations which is how the statute put it, so I formatted, just everything else just fit under other considerations.

Mr. Hickernell: It looks like the typo from the brief as to the size of the lot per your proposed decision as well so we can just fixed that at as a scriveners.

(The locus 4,9581+/- was changed to 4,958 in the Brief and the Proposed Decision.)

Mr. Francis: Thank you.

Mr. Sergi: Any board members have any questions regarding that?

Hearing none. I don't see a need to reread this since the Proposed Findings of Fact are the same and you literally didn't change much on the Decision.

On motion of Mr. Hickernell, seconded by Mr. Deveau, the board voted to waive the reading of the Proposed Findings of Fact and the Proposed Decision.

Mr. Sergi: So we've waived the reading of the Proposed Findings of Fact and the Proposed Decision since they have been on file.

May I have a motion on the Proposed Findings of Fact as presented tonight.

On motion of Mr. Hickernell, seconded by Mr. Taranto, the board voted that the Proposed Findings of Fact be adopted by the board as the board's Findings of Fact.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes Mr. Deveaux, yes; Mr. Hickernell, yes and Mr. Sergi, yes.

Mr. Sergi: On the Proposed Decision as presented tonight.

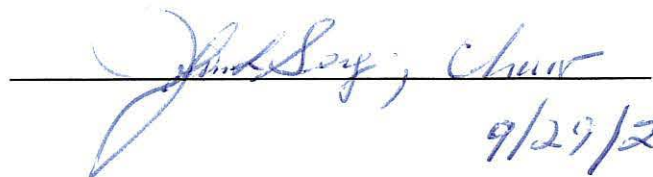
On motion of Mr. Hickernell, seconded by Mr. Taranto, the board voted that the Proposed Decision, as corrected tonight, be adopted by the board as the board's Decision.

Roll call: Mr. Taranto, yes; Ms. Gelineau, yes Mr. Deveaux, 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. Hickernell, seconded by Ms. Gelineau, the board voted to adjourn at 7:14 P.M.



John Sergi, Chair
9/29/26