

ZONING BOARD OF APPEALS

AT A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS HELD VIA ZOOM CONFERENCE CALLING ON WEDNESDAY, JANUARY 17, 2024 THE FOLLOWING ACTIONS WERE TAKEN:

1. APPROVED - Scott Santucci of 350 Chestnut Hill Rd. Exact location of involved property is 265 Hebron Ave. zone Town Center (TC) is requesting a variance from section 4.13.2 for the purpose of expanding a single-family home into a two-family dwelling. The variance is due to the inability to expand the home into a three-family dwelling because of the size of the lot.
2. APPROVED - Bryan Feery (Fine Homes LLC) representing Ryan Gardner of 154 Overlook Road, Zone AA is requesting a special exception from section 8.2.b for the purpose of adding a 1500 Sq.Ft. addition to a single-family home. The existing structure is non-conforming as to the side yard setback and the proposed addition will encroach less than the existing house.
3. Corrine Crocker-Luby of 83 Naubuc Ave. Zone TCMU is requesting a variance to section 14.18.4(i)1 (Regulation error, should be 4.18.4(i)1) to allow 900 Sq.Ft. of developed floor area which exceeds the allowed 5000 Sq.Ft. to complete the designed planned redevelopment.
(postponed to February 5th, 2024, meeting per applicant's request).