

ZONING BOARD OF ADJUSTMENT

AGENDA

October 22, 2024

7:30 P.M.

---

1. FLAG SALUTE
2. SUNSHINE LAW
3. ROLL CALL
4. PUBLIC COMMENT
5. Amend/Approve Minutes of October 8, 2024
6. **Z.B. 22-6778 Wooleytown Associates, LLC**-Continued Public Hearing seeking a Use Variance and Preliminary and Final Major Site Plan to construct a two story 3000 square foot office building, a 15,000 Road, Block 120, Lot 47 within the C-2 zone. Carried to December 10, 2024 with no new noticing.  
**Z.B. 24-6852 Franlee Olivares**-Public Hearing seeking Bulk Variance approval to construct an in-ground pool with paver walkway, vinyl pool fence and associated pool equipment located at dwelling with additional patios in the front and rear yard, located at 12 Gary Drive, block 297 lot 3 within the FRD zone. Carried to November 12, 2024 with new noticing  
**Z.B 24-6847 Iryna & Aleksei Pavinich**-Public Hearing seeking a Bulk Variance to construct a 2<sup>nd</sup> floor on the existing dwelling and renovate the first floor and basement, located at 11 Laurel Lane Block 268, Lot 28 located within the R-80 zone.  
**Z.B. 24-6853 Ruth Reider**-Public Hearing seeking Bulk Variance to construct a 6 foot high chain link fence along the rear property line located at 70 Edgewood Road block 180, lot 83.55 within the R40/30 zone.  
**Z.B.24-6855 414 Texas Road**- Public Hearing seeking Amended Preliminary and Final Site Plan and Use Variance to construct a one story flex warehouse and office located at 414 Texas Road block **lot27 within the LC zone.**
7. Resolution:  
**Z.B. 24-6854 Rick Bachman**-Memorialization granting Bulk Variance approval to construct a one story 992 sf addition to existing dwelling with additional patios in the front and rear yard, located at 33 Sudbury Road, block 267 lot 28 within the R-20 zone.

**Z.B. 24-6848 Anil Jain**-Memorialization granting Preliminary and Final Major Subdivision and Use Variance approval to adjust the lot lines to create proposed Lots 15.01, 15.02, and 15.03 which will be 0.212 acres, 0.540 acres, and 0.459 acres, respectively. Proposed Lot 15.01 will contain the existing residential improvements from Lot 15 and will include a new driveway and concrete driveway apron to provide direct access to Hobart Street located at 9, 22 & 15 Hobart Street. Block 223, Lots 15, 16 & 17 within the C-1 zone.

Motion to adjourn: