AGENDA

III. PUBLIC HEARINGS – NEW BUSINESS

7) Case # 7-7
   Petitioner: Amba Realty, LLC
   Property: 806 Route 1 By-Pass
   Assessor Plan 161, Lot 43
   Zoning District: Business
   Description: Expand first floor to 5,150 sq. ft. of retail space and construct second floor for office space.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A variance from Section 10.1113.20 to allow 9 parking spaces to be located within the required front yard and between the principal building and the street;
   2. A variance from Section 10.1112.30 to allow 26 fully available parking spaces and 2 restricted parking spaces where 28 are required and to allow parking 6.5’ from a residential zone where 50’ is required.
   3. A variance from Section 10.1113.41 to allow parking 0’ from the front lot line where 20’ is required;
   4. A variance from Section 10.1113.43 to not provide landscaping and screening within the front setback.

8) Case # 7-8
   Petitioner: Moray, LLC and 215 Commerce Way, LLC
   Property: 215 & 235 Commerce Way
   Assessor Plan 216, Lots 1-8A & 1-8B
   Zoning District: Office Research
   Description: Provide parking, on a corner lot, located between the street and the building.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A variance from Section 10.1113.20 to allow 8 off-street parking spaces to be located in a front yard between a principal building and the street.
9) Case # 7-9
   Petitioner: Barbara R. Frankel
   Property: 89 Brewery Lane
   Assessor Plan 146, Lot 26
   Zoning District: Mixed Residential Business
   Description: Remove existing structure and construct 2-story assisted-living home with a 3,450 sq. ft. footprint.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Special Exception from Section 10.440 to allow an assisted living home;
   2. A Variance from Section 10.512 to allow 30’ of street frontage where a minimum of 100’ is required.

10) Case # 7-10
    Petitioner: Strawbery Banke Inc.
    Property: 14 Hancock Street (Strawbery Banke)
    Assessor Plan 104, Lot 7
    Zoning District: Mixed Residential Office
    Description: Clarification/modification of previous approval for operation of the skating pond.
    Requests: Clarification/modification of the time period for use of the skating pond from November 1st to March 31st each year.

11) Case # 7-11
    Petitioner: Merton Alan Investments, LLC
    Property: 30 Cate Street
    Assessor Plan 165, Lot 1
    Zoning District: Industrial
    Description: Clarification of previous approval for construction of an office building.
    Requests: Clarification that the setback relief granted included the 15.4’ front setback resulting from the City’s future reconfiguration.

12) Case # 7-12
    Petitioner: New England Glory, LLC
    Property: 525 Maplewood Avenue
    Assessor Plan 209 Lot 85
    Zoning District: Single Residence B
    Description: Creation of two lots where one currently exists.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,755 sq. ft. where 7,500 sq. ft. is the minimum required.
13) Case # 7-13
   Petitioner: Jillian Mirandi
   Property: 19 Woodbury Avenue
   Assessor Plan 162 Lot 65
   Zoning District: General Residence A
   Description: Replace front entry and add shed in back yard.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.521 to allow a front yard setback of 2’ 10”+- where 15’ is the minimum required and a building coverage of 29.6% where 25% is the maximum allowed.
   2. A Variance from Section 10.573.10 to allow a left side yard of 2’ and a 2’ rear yard where 5’ is the minimum required for an accessory structure.

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you need assistance to attend a meeting, please contact the Human Resources Department at 610-7274.