

NOTICE OF PUBLIC HEARING

The Sudbury Board of Appeals will hold a Public Hearing
TUESDAY, OCTOBER 19, 2004 in the FAIRBANK SENIOR CENTER

on the following applications:

1. That of THOMAS M. & FAITH A. CHEN, owners of property, for renewal of Special Permit 02-40, granted under the provisions of Section 2340 of the Zoning Bylaws, to conduct a Home Business, specifically the sale of antiques in a barn on the property located at 170 HUDSON ROAD, Residential Zone A-1. 04-37
2. That of CLEVELAND & MARGARET R. MANLEY, owners of property, for a Variance from the provisions of Section 2600, Appendix B, of the Zoning Bylaws, to allow demolition of an existing residence and construction of a new residence not to exceed 3,245 s.f. on a lot having insufficient frontage, property located at 436 PEAKHAM ROAD, Residential Zone A-1. 04-38
3. That of WALTER A. & JILL WALLACE FALVEY, owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to alter and enlarge a nonconforming structure by constructing a 2-story, 1,600 s.f. addition, which will result in a front yard setback deficiency of 17 feet 11 inches \pm on Autumn Street, property located at 409 DUTTON ROAD, Residential Zone A-1. 04-39
4. That of DANIEL W. LADD, owner of property, for a Variance from the provisions of Section 2600, Appendix B, of the Zoning Bylaws, to construct a 26X26 foot, 2-story detached garage, which will result in a front yard setback deficiency of 30 feet \pm , property located at 65 BLUEBERRY HILL LANE, Residential Zone A-1. 04-40
5. That of VICTOR & DEBORAH BECK, owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to alter and enlarge a nonconforming structure by constructing a 6X9 foot porch, which will result in a front yard setback deficiency of 14 feet 7 inches \pm , property located at 14 CRYSTAL LAKE DRIVE, Residential Zone A-1. 04-41
6. That of LORENZO C. & MARY LEE MAJNO, owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to alter and enlarge a nonconforming structure by constructing a garage/workshop addition which will result in a side yard setback deficiency no greater than 15 feet \pm , property located at 10 HUDSON ROAD, Residential Zone A-1. 04-42

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7. That of BRETT & ELLEN DOWNER, applicants, for a Special Permit under the provisions of Section 2340 of the Zoning Bylaws, to conduct a Home Business, specifically the sale of “high-end” art and antiques, property located at 225-227 BOSTON POST ROAD, Residential Zone A-1. 04-43

8. That of MARIA DIENHART, MD, owner of property, for a Variance from the provisions of Section 2600, Appendix B, of the Zoning Bylaws, to allow the creation of a building lot having insufficient area (26,000 s.f.±) and insufficient frontage (124.5 feet), property located at 99 POKONOKET AVENUE, shown on Town Map J09 as Lot 5B fronting on Indian Ridge Road, Residential Zone A-1. 04-44

Applications are on file in the Town Clerk’s Office.
Petitioner must be present or sent authorized representative.

BOARD OF APPEALS
By: Stephen M. Richmond, Clerk

To be published in the Sudbury Town Crier on September 30 and October 7, 2004.