



# Town of Sudbury

## Zoning Board of Appeals

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### NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM  
MONDAY, APRIL 25, 2011 in the LOWER TOWN HALL,  
322 Concord Road, Sudbury, MA

On the following applications:

1. That of NICHOLAS AND CANDICE OBRAZTSOV, applicants and owners, for a Special Permit under the provisions of Sections 2460B and 2620 of the Zoning Bylaws, to allow reconstruction of an existing residence on a nonconforming lot not to exceed 3,000 s.f., which will exceed the area of the original structure, and will result in a side yard setback deficiency of four feet, property shown on Town Map F04 as Lot 0505, 61 LAKEWOOD DRIVE, Residential Zone A-1. 11-24
2. That of STEVEN MILLEY, applicant and owner, for a Special Permit, under the provisions of Section 2420 of the Zoning Bylaws, to build a 25x16 foot addition on a nonconforming lot which will result in a front yard setback deficiency of 10 feet, property shown on Town Map F04 as Lot 0324, 22 BASSWOOD AVENUE, Residential Zone A-1. 11-25
3. That of JOHN AND SONJA SIMON, applicants and owners, for a Variance from the provisions of Section 2600, Appendix B of the Zoning Bylaws, to install approximately a 40x18 foot swimming pool, 8x5 foot hot tub, and 7-foot diameter grotto, which will result in a front yard setback deficiency of no greater than 20 feet, property shown on Town Map E07 as Lot 0142, 71 CUDWORTH LANE, Residential Zone A-1. 11-26
4. Continue Public Hearing Case 11-16 – Landham Crossing LLC, applicant, and Kenneth and Madeleine Esser, owners, 192 Boston Post Road.

The applications are on file in the Town Clerk's Office.  
Petitioner must be present or send authorized representative.

BOARD OF APPEALS  
By: Benjamin D. Stevenson, Clerk

To be advertised in the *Sudbury Town Crier* on April 7 and April 14, 2011.