



# 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, JULY 16, 2012 in the LOWER TOWN HALL,  
322 Concord Road, Sudbury, MA

On the following applications:

1. That of WILLIAM REID SMITH-VANIZ, applicant, and ALISON BETH SMITH-VANIZ, owner, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to construct a 9x12 square foot porch on a nonconforming lot which will result in a rear yard setback deficiency of no greater than twelve feet, property shown on Town Map F06 as Parcel 0619, 29 JULY ROAD, Residential Zone A-1. 12-20
2. That of SUDBURY AMERICAN LEGION POST 191, INC., applicant and owner of property, for renewal of Use Variance 10-19, granted under the provisions of Section 2230 of the Zoning Bylaws, to use the building and property as a private clubhouse and meeting hall, property shown on Town Map K05 as Lot 0020, 676 BOSTON POST ROAD, Residential Zone A-1. 12-21
3. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Variance pursuant to Section 2430 of the Zoning Bylaws for the purpose of conducting and operating a commercial bank building with a drive-thru window, property shown on Town Map K08 as Lot 0077, 430 BOSTON POST ROAD, Business District #5. 12-22
4. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Dimensional Variance pursuant to Section 2620 of the Zoning Bylaws to construct a commercial bank building with a front yard setback of 7.8 feet from Union Avenue (resulting in a deficiency of 12.2 feet), property shown on Town Map K08 as Lot 0077, 430 BOSTON POST ROAD, Business District #5. 12-23
5. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Variance pursuant to Section 3143 of the Zoning Bylaws to allow two access driveways within 200 feet of one another, property shown on Town Map K08 as Lot 0077, 430 BOSTON POST ROAD, Business District #5. 12-24
6. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Variance pursuant to Section 3550 of the Zoning Bylaws to allow less than 20 feet of a landscape buffer along Union Avenue, property shown on Town Map K08 as Lot 0077, 430 BOSTON POST ROAD, Business District #5. 12-25
7. That of NORTHERN BANK AND TRUST COMPANY, applicant, and COLONIAL AUTO OF SUDBURY, INC., owner, for a Variance pursuant to Section 2230 (C-20) of the Zoning Bylaws to allow a detached ATM drive thru structure at a location greater than 10 feet from the main building, property shown on Town Map K08 as Lot 0077, 430 BOSTON POST ROAD, Business District #5. 12-26
8. That of WILLIAM AND LORI CADD00, applicants, and MELVYN AND JOAN KRAMER, owners, for a Use Variance pursuant to Section 2230 of the Zoning Bylaws for the purpose of conducting and operating a medical/professional office on a parcel of land zoned for residential use,

property shown on Town Map K06 as Lot 0502, 631 BOSTON POST ROAD, Residential Zone C-1.  
12-27

9. That of JAMES AND SARAH KELLY, applicants and owners, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to construct an 11.6x12 square foot porch on a nonconforming lot which will result in a side yard setback deficiency of 10 ± feet, property shown on Town Map F04 as Parcel 0232, 19 OAKWOOD AVENUE, Residential Zone A-1. 12-28

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 May June 28 and July 5, 2012.