



# Town of Sudbury

## Zoning Board of Appeals

appeals@sudbury.ma.us

<http://www.sudbury.ma.us/services/planning>

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3389  
Fax: 978-443-0756

### AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing  
MONDAY, February 5, 2018 at 7:30 PM  
Lower Town Hall, 322 Concord Road, Sudbury, MA

1. Public Hearing Case 18-1 – William Curley, Applicant and Karen Curley, Owner for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to construct a dwelling of approximately 2,744 s.f. after demolition, exceeding the total floor area of the original structure. Property shown on Town Map F06-0624, at 21 July Road, Residential Zone A.
2. Public Hearing Case 18-2 – Chi-Lung Cheung Applicant and Yuk Ling Cheung Owner, for a Special Permit under the provisions of Section 5500 of the Sudbury Zoning Bylaws, to allow a detached Accessory Dwelling Unit that is no greater than 786 s.f., property shown on Town Map H09-0021, at 260 Concord Road, Historic District, Residential Zone A.
3. Public Hearing, Case 18-3 – She's A Keeper Corp., Isys Johnson Applicant and Jaqueline L. Downing Owner, for a Special Permit under the provisions of Section 2310, 2313 & 2230 of the Zoning Bylaw, to operate a kennel on the premises, property shown on Town Assessor Map K02-0302, at 41 Prides Crossing Road, Residential Zone WI.
4. Public Hearing Case 18-4 – OSPD Realty Company, LLC, Applicant and Owner, for a Variance under the provisions of Section 3114 of the Zoning Bylaw, for construction after demolition with parking proposed not completely behind or to the side of the proposed building, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
5. Public Hearing Case 18-5 – OSPD Realty Company, LLC, Applicant and Owner, for a Variance under the provisions of Section 2600/2620 of the Zoning Bylaw, to request a dimensional variance for a front yard deficiency of approximately 7.5' on the LBD portion of the premises and a front yard deficiency of approximately 12.5' on the Res. A District portion of the premises, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
6. Public Hearing Case 18-6 – OSPD Realty Company, LLC, Applicant and Owner, for a Variance under the provisions of Section 2600/2620 of the Zoning Bylaw, to request a dimensional variance for a side yard deficiency of approximately 14' on the Res. A District portion of the premises, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
7. Public Hearing Case 18-7 – OSPD Realty Company, LLC, Applicant and Owner, for an Use Variance under the provisions of Section 2200/2230 of the Zoning Bylaw, to permit retail/office/restaurant/and/or personal service, property shown on Town Assessor Map K08-0006, at 415 Boston Post Road, Residential Zone LBD/Res A-1.
8. Vote to approve Warrant Article: ZBA Revolving Fund, Permits.
9. Approval of Meeting Minutes for January 8, 2018 meeting.
10. Administrative Report.

*These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*