



Town of Sudbury

Zoning Board of Appeals

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AGENDA

The Sudbury Zoning Board of Appeals will hold a Public Hearing

MONDAY, March 5, 2018 at 7:30 PM

Lower Town Hall, 322 Concord Road, Sudbury, MA

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) Public Hearing Case 18-8 – The Paper Store, Donald McCarthy, Director of Events and Promotional Marketing, for a Special Permit under the provisions of Section 3290 and 3261 of the Zoning Bylaw, to allow for a sign to exceed size requirements of 31.5 with the dimensions of 50 s.f., Town Map K08-0004, 435 Boston Post Road, Limited Business Zone.
- 6) Public Hearing Case 18-9 – Howe Development, Corp. David J. Howe, Applicant and Owner for a Special Permit under the provisions of Section 2460B of the Zoning Bylaw, to construct a dwelling of approximately 3,474 s.f. after demolition, exceeding the total floor area of the original structure. Property shown on Town Map G05-0009, at 207 Pratts Mill Road, Residential Zone A.
- 7) Public Hearing, Case 18-10 – Nicola S. Payne & Robb A. Aistrup, applicants and owners, for a Special Permit under the provisions of Section 2340 of the Zoning Bylaw, to conduct a Home Business, specifically for music lessons, more than once a day, Assessor’s Map B09-0326, 15 Thoreau Way, Residential Zone A.
- 8) Public Hearing Case 18-11 – John & Mary-Michael Merhige, Applicants and Owners, for a Variance under the provisions of Section 2600/2620 of the Zoning Bylaw, to request a dimensional variance for relief of rear-yard setback requirements to allow a 4.5 foot encroachment of a proposed addition, property shown on Town Assessor Map J05-0404, at 51 Fox Run, Residential Zone A.
- 9) Approval of Meeting Minutes for February 5, 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.