

NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
THURSDAY, February 27, 2025 - 7:30PM
Approved March 20, 2025

Charles River Room Public Services Administration Bldg. 500 Highland Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479
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Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA 02492 on Thursday, February 27, 2025 at 7:30 p.m.

BOARD MEMBERS PRESENT: Jonathan Tamkin, Chair; Howard Goldman, Vice-Chair; Nikolaos Ligris, Member; Peter Friedenberg, Associate Member; Valentina Elzon, Associate Member

STAFF PRESENT: Daphne M. Collins, Zoning Specialist

ATTENDANCE: See attached Sign-In Form

Jonathan Tamkin, Chair presided and opened the meeting at 7:30 p.m.

1. MINUTES OF JANUARY 29, 2025

Mr. Goldman moved to approve the minutes of January 29, 2025. Mr. Friedenberg seconded the motion. The motion was unanimously approved.

2. 0 COLGATE ROAD

APPEAL OF A BUILDING INSPECTOR DECISION

CONTINUED TO MARCH 20, 2025

The Applicant requested a Continuance. There was an agreement to extend the Action Deadline for 60 days. The Applicant was informed that the submission of additional materials is due on March 11, 2025. Mr. Friedenberg moved to continue the Public Hearing to March 20, 2025 at 7:30pm. Mr. Goldman seconded the motion. The motion was unanimously approved.

3. 378 MANNING STREET

APPEAL OF A BUILDING INSPECTOR DECISION

DENIED

Mr. Friedenbergr moved to grant the Appeal of a Building Inspector Decision (ABID) of Building Permit BC24-11078 issued to Arthur Elzon dated November 19, 2024 for the reconstruction of a two-family structure and that the Building Permit be revoked. Mr. Tamkin called for the vote. Voting in favor: Mr. Friedenbergr and Mr. Tamkin. Voting Against: Mr Goldman. The motion failed to achieve a unanimous vote in favor and the appeal was therefore denied. A written decision will be prepared.

Ms. Elzon and Mr. Ligris joined the meeting at 9:20 p.m. for the opening of the next meeting.

4. 282 WARREN STREET

VARIANCE

CONTINUED TO MARCH 20, 2025

The public hearing was conducted, the Applicant, and the public provided comments. The Applicant requested a Continuance to report back on the hardship for a Variance or alternative findings. Mr. Ligris moved to continue the Public Hearing to March 20, 2025 at 8:00pm. Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 10:00 p.m.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made, and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. Copies of the Decisions are filed at the Board website linked here:

<https://needhamma.gov/Archive.aspx?AMID=141&Type=&ADID=>

or by contacting Daphne Collins, Zoning Specialist, dcollins@needhamma.gov or 781-455-7550, ext. 72261.

The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> and <https://www.youtube.com/@TownofNeedhamMA/videos>



TOWN OF NEEDHAM
BOARD OF APPEALS

February 27, 2025 – Public Services Administration Building, Charles River Room

500 Dedham Avenue, Needham, Massachusetts

PLEASE SIGN IN

NAME (PRINT)	ADDRESS	E-MAIL
Daphne Collins	500 Ded	
George Givara, Jr.	281 Chestnut St. Needham, MA	on file
Jeff Ujino	30 Walpole St. Norwood, MA 02062	on file
Nick Kozlov & Megan Waldvogel	200 Otis St.	on file
Chris Kostopoulos	11 Bradford St	on file
Mike FORD	14 Parkville / 100 Parkville	Mikeford@xcel.com
Timothy Pader	175 Federal St Boston	tfvader@comcast.net
Joel Tracey Cargile	25 Otis St	josephcargile@yahoo.com
Abbe and Danny Klein	35 Otis St	abbe.klein@gmail.com

