

TOWN OF NEEDHAM
BOARD OF APPEALS
AGENDA

THURSDAY, January 29, 2015 at **7:30 PM**
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from December 18, 2014.

Case #1 7:30 PM Public notice is hereby given that James and Catherine Lombardo, owners, have made application to the Board of Appeals for relief from dimensional regulations by a Special Permit under Section 4.7.4 of the Zoning By-law to allow the recently constructed portico to extend into the front setback by less than 10% of the required 20 foot setback. The property is located at **40 Berkshire Road**, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, January 29, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #2 7:30 PM Public notice is hereby given that PAG LLC, owner, has made application to the Board of Appeals for a Special Permit under Sections 7.5.2, 6.1.2 and any other applicable Sections of the By-Law to construct a third overhead garage door in a proposed newly constructed home. The property is located at **276 Cedar Street**, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, January 29, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 7:50 PM CONTINUED from December 18, 2015 - Public notice is hereby given that Plugged In Band Program, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.2, 7.5.2 and any other applicable Sections of the Zoning By-law to operate a private school for youth rock band music and songwriting on a non-conforming lot and structure, and to waive strict adherence to parking requirements pursuant to Sections 5.1.1.5, 5.1.2 and 5.1.3 of the Zoning By-law. The property is located at **40 Freeman Place** in the Chestnut Street Business Zoning District.

Case #4 8:30 PM Public notice is hereby given that Gilbert W. Cox, Jr., owner, made application to the Board of Appeals for a Variance pursuant to Sections 4.4.8.3, 7.5.3 and any other Sections of the Zoning By-law to permit the construction of an addition consisting of a two-story elevator and associated vestibule, attached to an existing non-conforming commercial building, within the 50-foot required setback from the adjoining residential district. The property is located at **60 Dedham Avenue**, Needham, MA in the Center Business District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, January 29, 2015 at 8:30 p.m. at which time and place all persons interested may appear and be heard.

Informal Matter **50 Central Avenue** – Transfer Special Permit dated December 19, 2013 where the controlling entity remains the same.

Informal Matter **9 August Way** – Withdrawal