



2/5/2025 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

If you are joining through Zoom, please click the link below to join the meeting:
<https://us06web.zoom.us/j/87960308160>

1. Call to Order/Roll Call

2. Informal Review

- a. 2470 Abington Road - Informal review of a proposed front porch that would project 9'-8" into the front yard, in lieu of the six-foot limit.

3. Unfinished Business

- a. 2587 Berwyn Road (VAR-05-25) - To allow a one-story addition to attach to an existing detached garage, resulting in five variances: to encroach 3'-4" into the eight-foot minimum side yard setback, 3'-8" into the side yard longwall, 8'-2" into the 40-foot minimum rear yard setback, to reduce the side yard sum from 16 feet to 14 feet, and to increase building coverage from 29 percent to 31 percent. [Postponed from January 22, 2025 BZAP hearing (no prior review).]
- b. **Postponed** - 2248 Club Road (VAR-63-24) - To allow an enclosed breezeway that connects the house with the existing detached garage, making it all one principal structure. It would reduce the minimum side yard setback from 10 feet to three, the minimum rear yard setback from 32.5 feet to five, encroach into the side yard longwall setback, and project into the rear yard profile (all existing). [The detached garage is may presently used for sleeping quarters, which is not permitted.] Building cover would increase from 29.1 percent (per BZ-03-97) to 29.6 percent and ~~development cover would increase from 48.4 percent (per BZ-03-97) to 49 percent.~~

4. Presentation

- a. Update on the Envision Henderson Plan.

5. Adjournment