

**10/15/2025 | 6:00 PM**

**Municipal Services Center, Council Chamber  
3600 Tremont Road**

**1. Call to Order/Roll Call**

**2. Consent Agenda**

- a. Review of the September 17, 2025 and October 1, 2025 BZAP meeting minutes.
- b. 2206 Northam Road (VAR-40-25) - To allow a 42-inch tall fence to project up to 19 feet into the 40-foot Northam Road front yard and up to 28 30-feet into the 40-foot Redding Road front yard, in lieu of the 15-foot projection permitted.
- c. 1824 Suffolk Road (VAR-41-25) - To allow a 48-inch tall fence to project up to 18 feet into the 30-foot Northwest Boulevard front yard, in lieu of the 42-inch maximum height and 15-foot maximum projection permitted.
- d. 2350 Nayland Road (VAR-46-25) - To allow a one-story addition to encroach 1'-10" into the 10-foot minimum side yard setback (existing) and up to 2'-1" into the side yard longwall setback. A permanent fire pit will then be located less than 15 feet from the home, which is prohibited (existing).
- e. 3924 Lyon Drive (VAR-48-25) - To allow a covered porch with an outdoor kitchen to project up to 6'-7" into the 100-foot rear yard setback, where only a six-foot projection is permitted. [A ~~nine-foot~~ 8'-10" projection was previously reviewed by BZAP at the November 3, 2021 Work Session as a potential plat amendment.]
- f. 2014 Beverly Road (VAR-50-25) - To allow an existing porch to be replaced with a sunroom that will encroach up to 2.4 feet into the eight-foot minimum side yard setback, as well as a new detached garage that is 19'-6" tall (for a second floor home office), in lieu of the 17-foot height maximum limit.

**3. Variance/Conditional Uses**

- a. **Postponed to November 5, 2025 Work Session by applicant** - 2747 Coventry Road (VAR-45-25) - To allow a two-story garage addition that encroaches 19.33 feet into the 24.33-foot (average) rear yard setback and five feet into the eight-foot minimum side yard setback. The addition will also project into the rear yard profile.

- b. 2721 Kent Road (VAR-47-25) - To allow a front porch which results in 34.6 percent building coverage and 57.6 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits.
- c. 2367 Zollinger Road (VAR-49-25) - To allow a lot line adjustment which would transfer a 60' x 55' portion of 2367 Zollinger Road to 3151 Asbury Drive (for a potential swimming pool), resulting a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum.

#### **4. Adjournment**