

11/5/2025 | 6:00 PM

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

1. Call to Order/Roll Call

2. Unfinished Business

- a. **Postponed by the 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. *[Postponed from October 15, 2025 BZAP hearing.]*
- b. 2721 Kent Road (VAR-47-25) - To allow a front porch which results in ~~34.6~~ 31 percent building coverage and ~~57.6~~ 54 percent development coverage, in lieu of the 29 percent and 50 percent maximum limits. *[Postponed from October 15, 2025 BZAP hearing.]*
- 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. *[Postponed from October 15, 2025 BZAP hearing.]*

3. Informal Review

- a. 2548 W. Lane Avenue (VAR-29-25) - Informal review of a ~~2,046~~ 1,774-square-foot detached garage that does not meet neighborhood compatibility and height requirements. *[Postponed from the July 16, 2025 BZAP hearing. Scheduled for a BZAP vote on November 19, 2025.]*
- b. 3175 Tremont Road (Arlington Crossing) - Informal review and determination regarding replacement of recently demolished architectural features.
- c. 2471 Westmont Boulevard - Informal review of a conceptual three-story mixed-use building with two parking spaces and an outdoor patio along W. Lane Avenue.
- d. Review of draft 2026 BZAP calendar.

4. Adjournment

