

11/19/2025 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review BZAP meeting minutes from November 5, 2025 and October 15, 2025.
- b. Review of the 2026 Board of Zoning and Planning meeting calendar.
- c. 1614 Doone Road (VAR-51-25) - To allow a detached garage that is 20'-8" tall in lieu of the 17-foot maximum height.
- d. 2671 Wexford Road (VAR-52-25) - To allow a screened porch to encroach three feet into the 31'-9" rear yard setback and 5 1/2" into the side yard longwall setback.
- e. 4430 Norwell Drive (VAR-53-25) - To allow an increase in development cover from 40 percent to 45.2 percent to allow for a new driveway and patio.
- f. ~~Postponed - 3914 Fairlington Drive (VAR-54-25) - To allow a one-story addition to encroach up to three feet into the 10-foot minimum side yard setback.~~
- g. 2060 Fontenay Place (VAR-55-25) - To allow the retention of a stone retaining wall that was constructed up to 1.4 feet into a 33-foot wide stormwater easement/do not disturb area, which is prohibited.
- h. 2156 Elgin Road (VAR-56-25) - To allow an attached garage addition to encroach 18'-1" into the 32'-6" rear yard setback and encroach up to 11" into the side yard longwall setback.
- i. 2486 Cranford Road (VAR-58-25) - To allow an addition to encroach 3.3 feet into the eight-foot minimum side yard setback. [A similar request was approved by BZAP on September 17, 2025 (VAR-43-25).]

3. Variance/Conditional Uses

- a. 2548 W. Lane Avenue (VAR-29-25) - To allow a 1,774-square-foot detached garage that does not meet neighborhood compatibility requirements. *[Postponed]*

from the July 16, 2025, BZAP hearing; revised plans were reviewed at the November 5, 2025, Work Session.]

- b. 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 in a 6,900-square foot interior lot, in lieu of the 9,000-square foot minimum. *[Postponed from October 15, 2025 BZAP hearing and November 5, 2025 Work Session.]*
- c. 2727 Canterbury Road (VAR-57-25) - To allow the conversion of an existing detached garage into a pool house, with a new covered patio and outdoor kitchen, that will retain existing five-foot side and rear yard setbacks, where 10 feet is the minimum.

4. Appeal

- a. 4661 Sawmill Road - Appeal of Staff's determination to revoke Certificate of Zoning Compliance #25-2703 for Mettle Services due to non-medical office uses.

5. Adjournment