



1/21/2026 | 6:00 PM

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

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review of the Board of Zoning and Planning meeting minutes from November 19, 2025 and January 7, 2026.
- b. 3175 Tremont Road (#25-5000) - Review and approval of Arlington Crossing's plan to not re-install decorative arches, per the November 5, 2025 Work Session discussion.
- c. 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 increase building coverage from 29 percent to 33 percent, and project into the rear yard profile. [Postponed from the October 15, 2025 BZAP hearing.]
- d. 2025 Tremont Road (VAR-01-26) - To allow a 420-square foot addition to an existing 864-square foot, 20'-6" tall detached garage, exceeding the 870-square foot limit for detached garages located outside of the buildable area.
- e. 3881 Surrey Hill Place (VAR-03-26) - To allow a one-story addition to encroach 15'-11" into the 36-foot rear yard setback (existing).
- f. 1911 Westwood Avenue (VAR-06-26) - To allow a two-story addition that would increase the permitted building coverage from 29 percent to 30 percent.
- g. 2627 Andover Road (VAR-07-26) - To allow a detached garage with a second floor recreation room to be 21'-2" tall, in lieu of the 17' maximum height limit.
- h. 2192 Tremont Road (VAR-08-26) - To allow a detached garage with second floor recreational space that is 23 feet tall, above the 17-foot height limit, and a breezeway connector that encroaches 8'-6" into the required 37'-6" rear yard setback.

- i. 2595 Dorset Road (VAR-11-26) - To allow a primary suite and mudroom addition, and a garage expansion to increase the permitted building coverage from 29 percent to 31 percent.
- j. 1856 Baldrige Road (VAR-14-26) - To allow a two-story addition to encroach four feet into the eight-foot minimum side yard setback.
- k. 4318 Lyon Drive (VAR-15-26) - To allow the conversion of an existing detached garage into a fitness and storage building (habitable space), which would encroach 4.8 feet into the 12-foot minimum side yard setback and is 18'-6" tall, in lieu of the 10' height limit (both existing).

3. Variance/Conditional Uses

- a. 2550 Chester Road (VAR-02-26) - To allow a detached garage with second floor storage to be 23'-2" tall, in lieu of the 17-foot maximum height limit.
- b. 1716 Doone Road (VAR-13-26) - To permit the installation of a swimming pool and decking, which increases development coverage from 50 percent to 59.8 percent.
- c. 1856 Berkshire Road (VAR-09-26) - To allow a two-story addition that does not meet the residential design standards.
- d. 2490 Wickliffe Road (VAR-10-26) - To allow the construction of a new single-family residence that does not meet residential design standards.
- e. 1694 Essex Road (VAR-12-26) - To allow a two-story addition and garage which results in four three variances: ~~31.5 percent building coverage in lieu of the 29 percent maximum allowed~~, a 7.34" encroachment into the side yard longwall setback where 11.34" setback is required, a rear yard profile encroachment, and does not meet the residential design standards.

4. Council Recommendations

- a. 2521 Charing Road (Ord-1-26) - Review of a plat amendment application to adjust the parcel boundaries of Lots #5 and #6 to create three lots, as well as its guiding language.

5. Adjournment