



7/15/2026 | 6:00 PM

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

1. Call to Order/Roll Call

2. Consent Agenda

- a. Approval of the BZAP meeting minutes from June 17, 2026.
- b. 2759 Kent Road (VAR-28-26) - To permit a second floor garage addition that encroaches 12'-1" into the rear yard profile limit.
- c. 2360 Southway Drive (VAR-29-26) - To permit a new screen porch that increases building cover from 29 percent to 31.86 percent. A 42-inch tall wrought iron fence would project 35 feet into the 40-foot Southway Drive front yard, in lieu of the 15-foot permitted projection.
- d. 4178 Waddington Road (VAR-30-26) - To permit the installation of a six-foot tall wood privacy fence that would be located entirely within a 20-foot wide planting strip adjacent to Reed Road, encroaching 40 feet into the Reed Road front yard and exceeding the 42-inch height limit, matching all others on the west side of the street.
- e. 1715 Guilford Road (VAR-31-26) - To allow a 244-square foot addition to encroach 4'-3" into the 10-foot minimum side yard setback.
- f. 2060 Collingswood Road (VAR-32-26) - To permit a one-story addition to encroach 4'-11" into the 37'-5" minimum rear yard setback.
- g. 1661 Guilford Road (VAR-33-26) - To allow a new 342-square foot covered patio structure that would increase building cover from 30.2 percent to 34.2 percent.
- h. 2189 Jervis Road (VAR-34-26) - To permit a one-story addition to encroach 6'-2" into the 30'-6" rear yard setback.
- i. 1986 Inchcliff Road (VAR-35-26) - To permit a one-story addition to encroach 2'-8" into the eight-foot minimum side yard setback.

- j. 2145 Waltham Road (VAR-37-26) - To permit a circular driveway with permeable pavers to increase front yard development coverage to 30.2 percent, where 25 percent is the limit.
- k. 1388 Kingsgate Road (VAR-39-26) - To permit a one-story addition to encroach 2'-2" into the side yard longwall setback.
- l. 3055 Glenrich Parkway (VAR-40-26) - To permit a two-story addition that encroaches 3'-3" into the 10-foot minimum side yard setback and up to 8'-7" into the side yard longwall setback, when the side elevation exceeds 40 feet.
- m. 4656 Crompton Drive (VAR-41-26) - To allow a 720-square foot detached garage that will project up to 35 feet into the 60-foot detached garage setback from MacKenzie Drive.

3. Variance/Conditional Uses

- a. 2395 Kensington Drive (VAR-38-26) - To allow a driveway replacement and a new 501-square-foot patio that would increase development coverage from 45 percent to 50 percent.
- b. 4190 Greensview Drive (VAR-42-26) - To increase the height of a detached habitable structure (home gym) from 10 feet to up to 15'-6" and allow it to encroach up to 29'-2" into the 40-foot rear yard setback.
- c. 2022 Arlington Avenue (VAR-36-26) - To allow a new 624-square-foot two-story addition, a 156-square-foot single-story addition, and a new detached garage to increase the total development coverage from 45 percent to 47 percent, and increase the height of the detached garage from 17' to 21'-7" with a 15'-2" rear plate height, in lieu of the 9'-6" limit.

4. Development/Site Plans

- a. 2471 Westmont Boulevard (DEV-02-26) - Review of a Final Development Plan and Variances to permit the construction of a three-story mixed-use building containing first floor retail, second floor event space and a third floor private member's lounge.

5. Adjournment