



9/16/2026 | 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 August 19, 2026 and September 2, 2026.
- b. 1858 Bedford Road (VAR-53-26) - To increase an existing detached garage height from 17' to 22'-3" to allow for a second-story addition.
- c. 2500 Lane Road (VAR-54-26) - To permit the retention of a pavilion that was installed without a permit and encroaches 13 feet into the 40-foot rear yard setback.
- d. 2640 Coventry Road (VAR-55-26) - To permit a second floor addition that encroaches 1'-9" into the 10-foot minimum side yard setback and up to two feet into the side yard longwall setback, when the side elevation exceeds 40 feet (both existing).
- e. 2705 Kent Road (VAR-56-26) - To allow a two-story addition to encroach up to 1'-1" into the eight-foot minimum side yard setback.
- f. 1768 Bedford Road (VAR-58-26) - To permit a detached garage of 528 square feet, exceeding the maximum permitted 523 square feet, and increase the height from 17' to 20'-7" with a 15'-2" rear plate height, in lieu of the 9'-6" limit.
- g. 1934 Bedford Road (VAR-59-26) - To increase the height of a detached garage from 17' to 22'-1" with a rear plate height of 15'-7.5", in lieu of the 9'-6" limit.
- h. 1501 Bridgeton Drive (VAR-60-26) - To allow a one-story addition to encroach 7'-3" into the 35-foot rear yard setback.

3. Variance/Conditional Uses

- a. 2274 Yorkshire Road (VAR-52-26) - To allow a two-story attached garage to encroach 5'-6" into the 10-foot side yard setback.

- b. 3272 Mountview Road (VAR-57-26) - To permit the retention of a five-foot tall, above-ground swimming pool that was installed without a permit. The swimming pool encroaches up to 5'-6" into the 10-foot side yard setback. A future upper and lower swimming pool deck would encroach entirely into the 10-foot minimum side yard setback. There are also two recreational structures, when only one is permitted.
- c. 3805 Overdale Drive (VAR-50-26) - To permit the retention of three beehives, which is prohibited in the R-1 zoning district and was installed without a permit.

4. Adjournment