



6/21/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

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<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Consent Agenda

- a. Review of May 17, 2023 BZAP meeting minutes.
- b. **WITHDRAWN BY APPLICANT** - 2550 Chester Road (VAR-21-23) - To allow the construction of a detached garage that is 23'-6" tall, in lieu of the 17-foot height limit.
- c. 4106 Fairfax Drive (VAR-27-23) - To allow the construction of a one-story addition that encroaches up to 1'-6" into the 10-foot minimum side yard setback and up to 2'-1" into the side yard longwall setback.
- d. 3653 Reed Road (VAR-28-23) - To allow an attached patio structure to encroach up to 10'-9" into the 33'-9" minimum rear yard setback.
- e. 4857 Stonehaven Drive (VAR-29-23) - To allow front additions that result in an encroachment of up to 11 inches into the 19'-8" side yard longwall setback (north), up to 3'-11" into the 16'-8" side yard longwall setback (south), and result in a side yard sum of 25'-2", when 26 feet is the minimum.
- f. 2033 Bedford Road (VAR-30-23) - To allow an addition that encroaches 3'-5" into the 10-foot minimum side yard setback, results in a side yard sum of 13'-11", when 20 feet is the minimum, and encroaches up to 1'-10" into the 11'-7" side yard longwall setback. **The request also includes a chimney that encroaches up to 5' into the 8-foot minimum side yard setback.**
- g. 4170 Randmore Court (VAR-31-23) - To allow the construction of a covered open porch to encroach 6'-6" into the 35-foot minimum rear yard setback and results in 29.2 percent development coverage, above the 27 percent limit.
- h. 2235 Dorset Road (VAR-32-23) - To allow a covered porch to be removed and replaced with a screened porch and smaller covered patio on the same footprint, which encroaches up to three feet into the eight-foot minimum side yard setback and 11'-9" into the 33'-9" rear yard setback (existing).

- i. 2600 Coventry Road (VAR-33-23) - To allow a two-story addition to encroach up to four inches into the eight-foot minimum side yard setback, matching the existing footprint.

2. Variance/Conditional Uses

- a. 2241 Abington Road (VAR-16-23) - To allow an addition to encroach up to 14'-5" into the 33'-9" minimum rear yard setback, 1'-5" into the 11'-5" minimum side yard longwall setback. The addition also projects up to 5'-6" into the rear yard profile.
- b. 1991 Stanford Road (VAR-34-23) - To allow a circular driveway that results in front yard coverage of 32.6 percent, when 25 percent is the limit, and to allow a 48-inch tall fence to project **up to 15 feet** into the Arlington Avenue front yard, when 42 inches is the maximum height permitted.
- c. 2737 Wexford Road (VAR-35-23) - To allow a hot tub to encroach up to seven feet into the eight-foot minimum side yard setback and up to three feet into the eight-foot minimum rear yard setback.

3. City Business

- a. Updates from the Community Development Department.