

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
November 22, 2004**

**Board Members Attending:** Thomas Hannigan  
John Reynolds  
Jerry R. Horton  
Matthew Armendo  
Lenny Ciuffredo  
Morris Bergman

**Staff Attending:** Joanne Valade, Division of Land Use  
David F. Holden, Department of Code Enforcement

Thomas Hannigan, Vice Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

**38 Toronita Avenue – Administrative Appeal:** Upon a motion duly made and seconded, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Administrative Appeal (*to overturn the June 23, 2004 Planning Board decision granting approval for an Opening of Way for Public Use*).

**13 Marconi Road – Variance & Special Permit:** Upon a motion duly made by John Reynolds and seconded by Lenny Ciuffredo, the Board voted 5-0 to approve the Variance & Special Permit (*to construct an addition onto existing single family dwelling*) as listed below:

Variance:

1. Relief 0.6 feet from Side Yard setback requirement.

Special Permit:

1. Expansion or change of a non-conforming use.

**14 Jewett Terrace – Variance:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice for Variance (*to construct a single-family dwelling*) as listed below:

Variance:

1. Relief of fifteen feet from Frontage requirement.

**\*\* 40 Sterling Street – Variances:** Upon a motion duly made and seconded, the Board voted 5-0 to continue the requested hearing to December 6, 2004 for Variances (*to subdivide parcel in order to construct a two-family dwelling on newly created lot*) as listed below:

Variances:

1. Relief of eight feet from Side Yard setback requirement.
2. Relief of seven feet from Frontage setback requirement.
3. Relief of eight feet from Rear Yard setback requirement.

**30 Montclair Drive – Administrative Appeal:** Upon a motion duly made and seconded, the Board voted to deny the appeal; thereby, upholding the decision of the Director of Code Enforcement (*denying a request for zoning enforcement*).

**4 Ideal Terrace – Variances:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to deny the requested hearing for Variances (*to construct two additions to existing single-family dwelling*) as listed below:

Variance:

1. Relief of 1.4 feet from Side Yard setback requirement.
2. Relief 4.8 feet from Front Yard setback requirement.

**\*\* 1 & 3 Prioulx Street – Administrative Appeal:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted to continue the requested hearing to December 6, 2004 for Administrative Appeal (*to overturn the September 15, 2004 Planning Board decision granting Definitive Site Plan approval for construction of apartment building on parcels located at 1 & 3 Prioulx Street*).

**13 Hackfeld Road – Variances & Special Permit:** Upon a motion duly made by John Reynolds and seconded Jerry Horton, the Board voted 5-0 to approve the Variances & Special Permit (*to convert existing single-family dwelling to a two-family dwelling*) as listed below:

Variances:

1. Relief of 950 square feet from Gross Dimensional requirement.
2. Relief of 10 feet from Frontage requirement.
3. Relief of 2 spaces from Off-Street parking requirement.

Special Permit:

1. Expansion or change of a non-conforming use.

**8 Blossom Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (*to create a home office in existing single-family*) with the following conditions as listed below:

Special Permit:

1. To allow a professional office in a RG-5 zoning district.

Condition:

1. Special Permit with one (1) commercial vehicle with signs.
2. Business is for this owner only.

**55 Greencourt Street – Variances:** Upon a motion duly made by Jerry Horton and seconded Lenny Ciuffredo, the Board voted 5-0 to approve the requested Leave to Withdraw Without Prejudice for Variances (*to construct a single-family dwelling*) as listed below:

Variances:

1. Relief of 1,113 square feet from Gross Dimensional requirement.
2. Relief of 5 feet from Frontage requirement.

**Mohave Road (Lot 70-N) – Variance:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 4-1 to approve the Variance (*to bring parcel into compliance re: Front Yard setback requirement*) as listed below:

Variance:

1. Relief of 6 inches from Front Yard setback requirement.

**12 Beeching Street – Variance:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the Variance (*to construct a detached accessory structure*) as listed below:

Variance:

1. Relief of 10 feet from Article IV, Section 8 (II)(J) requirements.

**3 Maple Tree Lane – Special Permits:** Upon a motion duly made by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Special Permits (*to construct additional dwelling unit onto existing structure*) as listed below:

Special Permits:

1. Expansion or change of a non-conforming use.
2. Conversion to additional dwelling units.

**31 Ballard Street – Special Permit:** Upon a motion duly made and seconded, the Board voted 5-0 to approve the Special Permit (*to allow auction house usage in a BG-2.0 zoning district*) with the following condition as listed below:

Special Permit:

1. To allow an auction house usage in a BG-2.0 zoning district.

Condition:

1. There will be only one (1) auction per month allowed.

**48-52 North Ashland Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded Matthew Armendo, the Board voted 5-0 to approve the Special Permit (*to allow professional office in a RG-5 zoning district*) as listed below:

Special Permit:

1. To allow professional office in a RG-5 zoning district.

**82 Winter Street – Extension of Time:** Upon a motion duly made and seconded, it was voted by the Board to approve a six-month extension of time for construction commencement activity to begin.

**OTHER BUSINESS:** Upon a motion duly made by John Reynolds, it was voted to designate Thomas Hannigan as Chairman and Lenny Ciuffredo as Vice Chairman.

**Approval of Minutes:** November 8, 2004 meeting.

The meeting adjourned at 8:20 p.m.