CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: Zoning Board of Appeals

Date: January 4, 2022 (Tuesday)

Time: 7:00 PM

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CITY OF MARLBOROUGH

2021 DEC 28 A 10: 48

Location: 140 Main St. – Marlborough City Hall – 3rd Floor (Memorial Hall)

ALL MEETINGS WILL BE IN PESON AT CITY HALL AS THE COVID 19 EMERGENCY ORDER HAS BEEN LIFTED.

Agenda Items to be addressed:

Public Hearings:

7:00 PM **224 Union St. - Alberto Salutari**

Proposed addition and conversion from a single-family residence to a two-family residence. Property is located in Zoning District A3, does not comply with Chapter 650 -17, Table of Uses, Chapter 650 -18A(2) Conditions for Uses and Chapter 650- 39 Table of Lot Area, Yards and Height of Structures, of the City Code of Marlborough. Map 56, Parcel 181.

7:15 **42 Devens St. – Juan Sosa –public hearing closed**

To Withdraw Without Prejudice – Special Permit – 42 Devens St.

Petition: To construct a second story, do renovations, add multiple additions and change the use from a single-family residence to a two-family residence. Located in Zoning District Residence B (RB) does not comply with Chapter 650, Article 41 "Table of Lot Area, Yards and Height of Structures" of the City Code of Marlborough. Two family residence is allowed by right in the (RB) zoning district. The minimum lot size is 8,000 sq. ft. vs. the existing 4,366 sq. ft., lot is a legal pre-existing non-conforming. The property is located at 42 Devens St. being Map70 Parcel 42.

- Special Permit – Lot Coverage pre-existing non-conforming 46% vs. proposed 49% an increase of 3%
- Special Permit – Front Yard setback pre-existing non-conforming is being extended by the construction of a new two-story addition. Existing 6.9 ft.± vs the proposed 2.5 ft.±
- Special Permit – Rear yard setback pre-existing nonconforming 7.4 ft vs. the proposed 6.9 ft.

Other Business:

Adjournment:

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.