AGENDA: BOARD OF APPEALS

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Meeting Date January 12, 2023 - 7:00 pm

Board Members: Chair – Ralph D. Clifford, Nyles N. Barnert, Norman P. Cohen, Martha C. Wood and James Osten

Alternate Sitting: David Williams

Administrative Staff: Jim Kelly, Building Commissioner, Julie Moore, Zoning Administrator and Sharon Coffey, Administrative Clerk

This meeting will be held remotely via Zoom, an online meeting platform.
To join online go to: https://us06web.zoom.us/j/82643138641 *or* dial + US: +1 929 205 6099 and 1 301 715 8592
And enter the Meeting ID: 826 4313 8641

Address	Type, Section Description of Request
31 Simonds Road (Record # ZBA-22-34)	**APPLICANT:** Brigitte Steines on behalf of Ruchi Hamal and Dinesh Thapa **SPECIAL PERMIT** section(s) 135-9.4 and 135-8.4.2 to allow modification to non-conforming structure.
33 Bloomfield Street (Record # ZBA-22-35)	**APPLICANT:** Colin Smith on behalf of Anna Gayman and Michael McDonald **SPECIAL PERMIT and VARIANCE** section(s) 135-9.4, 135-8.4.2, 135-9.2.2.2 and 4.1.1 Table 2 (Schedule of Dimensional Controls) to allow front yard setback of 22.7' instead of required 30' and allow a side yard setback of 6.2' instead of the required 10'.
171 Massachusetts Avenue (Record # ZBA-22-36)	**APPLICANT:** Angela Maria Mahoney on behalf of Wicked Bagel **SPECIAL PERMIT** section(s) 135-9.4.2, 135-5.2.4(2) and 135-5.2.10 to allow a sandwich board sign.
317 Woburn Street (Record # ZBA-22-37)	**APPLICANT:** Ramona Ciucurita on behalf of BIY FOODS LLC **SPECIAL PERMIT** 135-9.4 and 135-3.4 Table 1 (Permitted Uses and Development Standards) Line J.1.02 to allow fast food service in CRS zoning district.

Other Business:

1. Minutes from the December 12, 2022 Hearing

Please see below for instructions for accessing the above listed applications and any submitted documents.

Go to: our online permitting system, View Point Cloud (lexingtonma.viewpointcloud.com).
Click "Search" in the upper right-hand corner on the homepage.
Type the address in the search bar or click "Record" and type in the record #.