

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
Thursday, March 20, 2025 - 7:30PM

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID:820-9352-8479 To join the meeting click this link: https://us02web.zoom.us/j/82093528479
--	---

Minutes Review and approve Minutes from February 27, 2025 meeting.

7:30 PM **0 Colgate Road (Continued from February 27, 2025)** -Patricia M. Connolly, appellant, has appealed a decision of a Building Inspector (ABID) dated December 2, 2024 who determined that the property “appears to “front” on private property and therefore does not have adequate frontage along a public or private way as defined in the Zoning By-Law.” The ABID asserts that the vacant lot has 95 feet of frontage on a private paved way which satisfies the minimum frontage of 80 feet for parcels in the Single-Residence B per Section 4.2.1 of the By-Law. The property is located at 0 Colgate Road, Needham, MA in the Single-Residence B (SRB) District. **(Request for a Continuance to April 17, 2025)**

8:00PM **282 Warren Street (Continued from February 27, 2025)** – Stephanie Cox and Joshua A. Shaller applied for a Variance to allow the divestment of a five-foot strip of land to the abutting property at 73 Pleasant Street. This divestment would make 282 Warren Street, currently a conforming lot, into a non-conforming lot with a build factor of 26.69 where a build factor of 20 or less is required under Sections 4.2.5 of the By-Law. The property is located in the Single-Residence B (SRB) District. **(Request for a Continuance to April 17, 2025)**

8:00PM **76 Fair Oaks Park** – Geoffrey R. Urquhart and Kate P. McDavitt Urquhart, Trustees. applied for a Special Permit to allow the extension, alteration, and enlargement of the lawful, pre-existing non-conforming single-family pursuant to Section 1.4.6. The relief sought would allow the total length of the left side wall on the second floor from 43’1” to 55’3/4”.