## TOWN OF NEEDHAM

## BOARD OF APPEALS AGENDA

Charles River Room, Public Services Administration Building 500 Dedham Avenue, Needham, Massachusetts

**THURSDAY**, July 21, 2016

Minutes

Review and approve minutes from May 26, 2016 meeting.

Case #1 - 7:30 PM

Public notice is hereby given that Nikolaos Ligris, owner, has made application to the Board of Appeals for a Special Permit under Sections 6.1.2, 7.5.2, and any other applicable Sections of the By-law to add a third garage space on a newly proposed home. The property is located at 289 Harris Avenue, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, July 21, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #2 -7:30 PM

Public notice is hereby given that Michael A. Forte and David Forte, owners, have applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 6.1.2, 7.5.2 and any other applicable Sections of the By-law to extend a pre-exiting non-conforming two-family use; to structurally alter and enlarge a non-conforming building which will increase the lot coverage from 10.28% to 15.49%; and to allow two garage spaces per unit. The 20,517 square-foot property is located at 969 Greendale Avenue, Needham, MA in the Single Residential B District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, July 21, 2016 at 7:30 p.m. at which time and place all persons interested may appear and be heard.

Case #3 – 8:00 PM

## This case will be continued to August 25, 2016 per the applicant's request.

Public notice is hereby given that Allen Douglass and Christine Lachkey, prospective tenants, have made application to the Board of Appeals for a Special Permit under Sections 3.2.5.2(c), and 7.5.2, and any other applicable Sections of the Zoning By-law to operate a Montessori school for toddlers and pre-schoolers in a 4,162 square-foot space and to waive strict adherence to parking and design requirements pursuant to Section 5.1.1.5 of the Zoning By-law. The property is located at 238 Highland Avenue in the Highland Commercial 128 District and the New England Business Center District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, July 21, 2016 at 8:00 p.m. at which time and place all persons interested may appear and be heard.