



Town of Sudbury

Zoning Board of Appeals

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<http://www.sudbury.ma.us/services/planning>

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NOTICE OF PUBLIC HEARING

The Sudbury Zoning Board of Appeals will hold a Public Hearing at 7:30 PM
MONDAY, DECEMBER 7, 2009 in the FLYNN BUILDING,
2ND FLOOR MEETING ROOM (SILVA), 278 Old Sudbury Road, Sudbury, MA

On the following applications:

1. That of PETER AND PATTI KRUY, applicants and owners of property, for a Special Permit under the provisions of Section 2420 of the Zoning Bylaws, to construct a 24x32 foot garage addition on a nonconforming lot which will result in a rear yard setback deficiency of 11.5 feet, property shown on Town Map F08 as Lot 0003, 3 CROWN POINT ROAD, Residential Zone A-1. 09-30
2. That of RUSSELL AND TRACIE WARD, applicants and owners of property, for a Special Permit, under the provisions of Section 2420 of the Zoning Bylaws, to extend the roofline to cover an existing porch which will result in a rear yard setback deficiency of 8 feet and build a front entrance which will result in a front yard setback deficiency of 7 feet, property shown on Town Map F04 as Lot 0718, 75 PINWOOD AVENUE, Residential Zone A-1. 09-31
3. That of SUDBURY INN AND SUITES, applicant, OS SUDBURY LLC, owner of property, for a Renewal of Special Permit 07-46, granted under the provisions of Section 2230,A,C,Use 10 of the Zoning Bylaws, to operate a hotel (inn) on the premises, property shown on Town Map K05 as Lot 0007, 738 BOSTON POST ROAD, Business District #5. The petition includes a request for transfer of ownership and additional changes to the facility as noted in the application. 09-32
4. That of KAREN AND WALTER BENT, applicants and owners of property, for a Special Permit under the provisions of Section 5500 of the Zoning Bylaws, to allow an Accessory Dwelling Unit, property shown on Town Map F04 as Lot 0004, 539 HUDSON ROAD, Residential Zone A-1. 09-33
5. That of BERGLUND ENTERPRISES, INC, applicants and owners of property, for a Special Permit, under the provisions of Section 2460B of the Zoning Bylaws, to allow demolition of an existing non-conforming structure and construction of a new residence not to exceed 2,256 s.f., which will result in a front yard setback deficiency of 7.5± feet and a side yard setback deficiency of .5± feet, property shown on Town Map F04 as Lot 0417, 30 BIRCHWOOD AVENUE, Residential Zone A-1. 09-34
6. That of GREG BABIKIAN, applicant and owner of property, for a Variance from the provisions of Section 2600 of the Zoning Bylaws, to allow a 3-story redesign of an existing split-level house, shown on Town Map F07 as Lot 0106, 22 WARD ROAD, Residential Zone C-1. 09-35

The applications are on file in the Town Clerk's Office.
Petitioner must be present or send authorized representative.

BOARD OF APPEALS
By: Nancy G. Rubenstein, Clerk

To be advertised in the *Sudbury Town Crier* on November 19, November 26, and December 3, 2009.