



**NEEDHAM
ZONING BOARD OF APPEALS
AGENDA**

THURSDAY, November 19, 2020 - 7:30PM

Zoom Meeting ID Number: 81007196060

To join the meeting link at: https://us02web.zoom.us/j/81007196060

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| Minutes | Review and approve Minutes from September 17, 2020 meeting. |
| Case #1 – 7:30PM | 926 Greendale Avenue – Mary DeMaio, applicant, has made application to the Board of Appeals for a Special Permit under Sections 3.1.5, 7.5.2 and any other applicable Sections of the By-Law to allow the addition of an Accessory Dwelling Unit. The property is located at 926 Greendale Avenue , Needham, MA in the Single Residential A District. |
| Case #2 – 7:30 PM | 27 Warren Street – Cathy L. Livingston, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 7.5.2 and any other applicable Sections of the By-Law to allow the change, extension, alteration, and enlargement to a lawful, pre-existing, non-conforming building associated with the addition of a first-floor bathroom. The property is located at 27 Warren Street , Needham, MA in the Single Residential B District. |
| Case #3 – 7:45PM | 11 Gatewood Drive – Lawrence A. Gordon 2019 Trust, applicant, has made application to the Board of Appeals for a Variance under Section 7.5.3 and/or MGL 40A, Section 10 from applicable minimum lot area requirement of 4.2.3 of the Zoning By-Law or in the alternative a Special Permit under Sections 1.4.6, 7.5.2 and 7.5.3 and any other applicable Sections of the By-Law and a Finding pursuant MGL 40A, Section 6, to permit the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming single-family dwelling to a new single-family dwelling. The property is located at 11 Gatewood Drive , Needham, MA in the Single Residential A District. |
| Case #4 – 8:00 PM | 1 Wellesley Avenue – Donald W. Hollings, applicant, has made application to the Board of Appeals for a Special Permit under Sections 1.4.7, 7.5.3 and any other applicable Sections of the By-Law as well as a Finding pursuant to Section 6 of M.G.L Chapter 40A to permit the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming two-family dwelling and multiple accessory buildings to a new two-family dwelling with an accessory garage. The property is located at 1 Wellesley Avenue , Needham, MA in the Single Residential B District. The property is numbered as 323 Oakland Street, Wellesley, MA. |
| Case #5 – 8:15PM | 182 and 190 Edgewater Drive – David M. Nectow Revocable Trust, applicant, has made application to the Board of Appeals for a Special Permit under Sections 3.3.3 (d) (e) (i), 7.5.2 and any other applicable Sections of the By-Law to allow the demolition of the existing house on 182 Edgewater Drive and to combine the land with 190 Edgewater Drive and construct a pool and associated decking, a cabana, |

a tennis court and walking paths. The property is located at **182 and 190 Edgewater Drive**, Needham, MA in the Single Residential A District.

Informal Matter

260 – 262 Rosemary Street – Consider a plan substitution for interior attic space associated with the *ZBA Special Permit for 260-262 Rosemary Street – September 19, 2019*. Alex Kogan, owner/developer.

Next Meeting: **Thursday, December 17, 2020, 7:30pm**