



Town of Reading Meeting Posting with Agenda

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By Town Clerk GP at 11:17 am, Feb 27, 2024

2018-07-16 LAG

Board - Committee - Commission - Council:

Zoning Board of Appeals

Date: 2024-03-04

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose:

Meeting Called By: Amanda Beatrice on behalf of Andrew Grasberger

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.

Topics of Discussion:

This is a TWO PAGE Agenda

ZBA Case #23-20

The Zoning Board of Appeals will hold a continuance of a Public Hearing in the Select Board's Meeting Room at Reading Town Hall, 16 Lowell Street, Reading, Massachusetts on **Monday, March 4, 2024 at 7:00 PM** on the application of **O'Sullivan Architects, Inc. on behalf of the owner**, pursuant to M.G.L. Ch. 40A §9 and/or §10 for a Special Permit, Variance, or Other relief under Reading Zoning Bylaw Sections **4.5, 6.0, 6.3, 7.0, 7.3 and 7.3.2**, as may be determined by the Zoning Board, to **increase the height of an existing non-conforming dwelling with non-conforming side yard setbacks in the S-20 district** for the property located at **19 James Road (Assessors Map 6, Lot 88)** in Reading, Massachusetts.

ZBA Case #24-01

The Zoning Board of Appeals will hold a continuance of a Public Hearing in the Select Board's Meeting Room at Town Hall, 16 Lowell Street, Reading, Massachusetts on **Monday, March 4, 2024 at 7:00 PM** on the application of **McDonald's USA LLC c/o Bohler**, pursuant to M.G.L. Ch. 40A §9 and/or §10 for a Special Permit, Variance, or Other relief under Reading Zoning Bylaw Sections 4.5, 7.4, and 9.1.1.7 as may be determined by the Zoning Board, for the **drive-thru stacking capacity exiting onto the road** for the property located at **413 Main Street (Assessors Map 17, Lot 64)** in Reading, Massachusetts.

APPLICATION WITHDRAWN WITHOUT PREJUDICE PER REQUEST OF APPLICANT

ZBA Case #24-02

The Zoning Board of Appeals will hold a Public Hearing in the Select Board's Meeting Room at Town Hall, 16 Lowell Street, Reading, Massachusetts on **Monday, March 4, 2024 at 7:00 PM** on

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



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the application of **McCarthy Enterprises**, pursuant to M.G.L. Ch. 40A §9 for a Special Permit under Reading Zoning Bylaw Sections 7.0, 7.3 and 7.3.2, to construct a **single story addition** to an existing non-conforming structure with a **side yard setback of 10.4'** on the property located at **429 West Street (Assessors Map 20, Lots 303)** in Reading, Massachusetts.

ZBA Case #24-03

The Zoning Board of Appeals will hold a Public Hearing in the Select Board's Meeting Room at Town Hall, 16 Lowell Street, Reading, Massachusetts on **Monday, March 4, 2024 at 7:00 PM** on the application of **Ambassador Pool Distributors INC**, pursuant to M.G.L. Ch. 40A §10 for a Variance under Reading Zoning Bylaw Sections 4.5.2, 5.5.1.4 and 7.4, as may be determined by the Zoning Board, to **construct a pool and deck** with a non-conforming **rear-yard** setback of 4.1' on the property located at **41 Parkview Road (Assessors Map 27, Lots 291)** in Reading, Massachusetts.

Other Business

1/2/24 Minutes

2/6/24 Minutes