



CITY OF GARDNER - ZONING BOARD OF APPEALS

CITY HALL ANNEX, ROOM 101
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GARDNER ZONING BOARD OF APPEALS MEETING NOTICE

Date: April 11, 2017
Time: 6:30 P.M.
Location: Room 103, City Hall Annex
115 Pleasant Street, Gardner, MA

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Clerk. All documents shall become part of the official record of the meeting.

AGENDA

Decision Meeting

Case 2017-03-01 Chris Coughlin of the City of Gardner requests a Variance to operate/construct a Municipal DPW office building at 416 West Broadway, Gardner, MA, Parcel ID #M17-10-21, located in the Commercial 2 zoning district (C2) is denied by the Building Commissioner as it does not comply with Chapter 675-770, of City Code of Gardner. The zoning code states:

675-770 A (1) To the extent feasible, parking areas shall not be located to the forward of any building front line on the lot.

675-770 B (3) (a) Parking areas shall be screened along their perimeters from adjacent streets and properties.

675-620 Attachment 2 Minimum setback for Commercial 2 thirty feet front, twenty feet side, thirty feet rear.

Case #2017-02-01 David Tralongo, on behalf of Chair City Community Church, of 97 Bathrick Rd., Westminister, MA for a Variance for 53 Lynde Street, Gardner, MA to operate a Church and construction of additional off-street parking, Parcel ID #R27-21-16 and portion of #R27-21-6, located in General Residential 3 zoning district (GR3) is denied by the Building Commissioner as it does not comply with Chapter 675-750 B, off-street parking requirements and 675-770 B(1) parking areas of the City Code of Gardner. The zoning code states that the use requested requires 105 off- street parking spaces. 71 off-street parking spaces are being provided on site, 6 spaces partially on and 8 on the adjacent property, for a total of 85.

Raymond F. LaFond, Chairman
Zoning Board of Appeals