



AGENDA

ZONING BOARD OF APPEALS

August 19, 2026 at 7:00 P.M.

City Hall Room 202 to hear the following items:

New Business:

0 North St – Benchmark Property Associates LLC (BOA 26-15) (Map 305 Block 72 Lot 16)

Applicant is looking to construct a 3-unit multifamily dwelling in an RU zone. The applicant has requested variances for lot frontage, lot area, and open space. A dimensional variance is needed to allow for a reduction in area of 6,500 sq ft where 11,700 sq ft is required; and frontage of 50 feet where 80 feet is required to construct a 3-unit multifamily dwelling in an RU zone.

15 Davis St – Edwin Rozón/Rozon PRO Construction Company LLC (BOA-26-17) (Map 511 Block 272 Lot 8)

Applicant has requested a special permit and variance for the construction of a small addition onto the rear of the existing three family dwelling in an RH zone. The proposed addition will extend 13.2ft further back while maintaining the same 2.6ft non-conforming property line setback as the existing building. Applicant also seeks a dimensional variance for rear setback of 24.7ft where 30ft is required.

5 Avon Pl – Robert Lapierre (BOA-26-18) (Map 501 Block 228 Lot 30A)

Applicant has requested dimensional variances for the construction of a four-unit residential building in a CG zone and rehabilitation of the existing structure for creation of residential units. Requested relief includes variances for lot area (5,265sf where 25,000sf is required), lot depth (50ft where 100ft is required), rear setback (6ft where 20ft is required), side setback (3ft where 20ft is required), and parking design.

663 Riverside Ave – Urbanroot Ventures LLC (BOA-26-19) (Map 408 Block 3 Lot 2)

Applicant has requested dimensional variances to allow the construction of a three-family home in an RH Zoning District, subject to RH zoning dimensional requirements. Requested relief includes variances for lot area (10,800sf where 11,700sf is required), front setback (8ft where 20ft is required), and building height (50ft where 35ft is max).

1015 Broadway – Biaggio Properties, Inc. (BOA-26-20) (Map 574 Block 1 Lot 13)

Applicant has requested a special permit to change former non-conforming use (commercial business) on a lot that includes multiple existing structures into storage facility with nine bays in an RM zone.

24 Mount Dustin Ave – Luis Medina (BOA-26-21) (Map 527 Block 7 Lot 95)

Applicant has requested a dimensional variance for side setback (6.4ft where 10ft is required) for the construction of a sunroom addition onto the rear of a single-family dwelling in an RH zone.

Minutes:

July 15, 2026

George Moriarty
Chair