



LUDLOW ZONING BOARD OF APPEALS AGENDA

September 3, 2020 - 7:00 p.m.
Ludlow Town Hall – Board of Selectmen's
Conference Room, 3rd Floor

***COVID-19:** Please be advised that by the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20 relating to the 2020 novel Coronavirus outbreak emergency, the September 3, 2020 Zoning Board of Appeals meeting shall be physically closed to the public.*

Pledge of Allegiance

7:00 pm Application of Kathleen A. Serafino & Peter A. Serafino, for the property located at 82 West Orchard Street (Assessors Map 1C, Parcel 61, Zoning: Residential-A). The subject of the hearing is a Special Permit to enlarge the existing structure by approximately 1,000 square feet. The current square footage of the structure is approximately 1,328. Town of Ludlow Zoning Bylaw 3.4 Non-Conforming Use and Building Regulations, Section 3.4.2b states that enlarged in that use to twenty-five percent (25%) greater in volume or area than that which existed at the time of adoption of this bylaw, and to a greater extent when approved by the Board of Appeals, provided that such enlargement is not substantially more detrimental than the existing non-conforming use to the neighborhood. Limited to one (1) twenty-five percent (25%) increase. (Rev. 10/3/1994)

7:20 pm Application of Fernando Blanco, for the property located at 89 Genna Avenue (Assessors Map 12B, Parcel 87, Zoning: Residential-A). The subject of the hearing is a Special Permit to construct an addition to an existing structure on a pre-existing, non-conforming lot. Table 2, Table of Dimensional Regulations requires a lot size of 15,000 square feet; the current lot size is 5,000 square feet.

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TOWN OF LUDLOW

Upcoming Hearings:

September 17, 2020, 7:00 pm – 19-21 Kirkland Avenue

Not all the topics listed in this notice may actually be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. All topics are subject to change as necessary.
