



**TOWN OF BEDFORD
ZONING BOARD OF ADJUSTMENT AGENDA
REVISED
May 20, 2025**

Town Meeting Room at BCTV | 6:30 P.M. | 10 Meetinghouse Road

I. Call to Order and Roll Call

II. Approval of Minutes: April 15, 2025

III. Old Business & Continued Hearings:

1. **8030ANJ, LLC (Owner & Applicant)** - Request for a variance from Article III Section 275-23, to allow the expansion of a nonconforming use to convert existing commercial space to residential use, at 414 - 416 Donald Street, Lot 43-79, Zoned NC. (*This application is continued from the April 15, 2025 meeting*)

IV. New Business:

1. **Kimberly & Scott Reed (Owner) and Andrew Sullivan, Esq. (Applicant)** - Request for a variance from Article III Section 275.22.A and Table 1, to allow for the construction of a garage 15.2 feet from the side property line whereas 20 feet is required, at 51 Barnside Drive, Lot 38-12-28, Zoned R&A.
2. **Henry Vanderbeek (Owner & Applicant)** - Request for a variance from Article III Section 275.21.F.1.a.2, to allow for a home occupation (fine art retail studio) in a detached structure whereas an attached structure is required, at 7 Holbrook Road, Lot 10-33, Zoned R&A. (*This application was withdrawn at request of the applicant*)
3. **Chris Petzke (Owner & Applicant)** - Request for a variance from Article III Section 275.22.A and Table 1, to allow for the construction of a garage 15.2 feet from the side property line whereas 25 feet is required, at 25 Butterfield Lane, Lot 2-18-11, Zoned R&A.
4. **Katie & Tyler Geery Family Trust (Owners) and Diane Bonfiglio (Applicant)** - Request for a variance from Article III. Section 275-21.J.(2)(h) to allow the construction of a detached accessory dwelling unit in the front yard where such uses are required to occur in the side or rear yard, at 19 Beaver Lane, Lot 31-19-5, Zoned R&A.

V. Adjournment

Applicants must be prepared for presentations at 6:30 PM. Any person with a disability who wishes to attend this public meeting and needs to be provided a reasonable accommodation to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.