



# TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Agenda  
Tuesday, January 25, 2022 - 7:00PM  
Held Remotely Via Zoom

<https://us02web.zoom.us/j/81897534673?pwd=TlFrSjJyTjdiTzRNMGNWmRaYzdEz09>

**Meeting ID:** 818 9753 4673 **Passcode:** 986587

All land use meetings are streamed live on YouTube. Please click the following link:

<https://www.youtube.com/channel/UCT1ffiBjMTBQM5OEXSgKIgg/videos>

**1. Roll Call.**

**2. Explanation of Procedure.**

**3. Public Hearings – Variance Applications & Decisions; Appeals.**

**A. ZBA#21-5284 – Variance**

Location: 205 Perch Rock Trail

Applicant/Owner: Ingrid A. Pierce

Proposal: Rear Yard Setback and Side Yard Setback Variance and Impervious Surface Variance for Deck and Addition to Back of Dwelling; Front Yard Setback and Side Yard Setback Variance and Impervious Surface Variance for Addition to Front of Dwelling.

**B. ZBA#21-5290 – Variance**

Location: 169 West Wakefield Boulevard

Applicant/Owner: Jeff Olson and Kathi Olson

Proposal: Deck – Size Variance and Front Yard Setback Variance.

**C. ZBA #21-5291 – Variance**

Location: 86 Birdsall Street

Applicant: Alan Zakrzewski

Owner: A-Z Home Improvement, LLC

Proposal: Rear Yard Setback Variance for New Single-Family Residence.

**D. ZBA #22-5292 – Special Exception**

Location: 402 East Wakefield Boulevard

Applicant: Jeffrey H. Lippincott

Owner: Jeffrey H. Lippincott and Anne L. Lippincott

Proposal: Deck Exceeding 400 Square Feet.

**E. ZBA #22-5293 – Variance**

Location: 203 West Wakefield Boulevard

Applicant/Owner: Lee Tenney

Proposal: Variance for Covered Porch; Setback Variance for Deck.

**F. ZBA #22-5294 – Special Exception**

Location: 203 West Wakefield Boulevard

Applicant/Owner: Lee Tenney

Proposal: Deck Exceeding 400 Square Feet.

**G. ZBA #22-5295 – Variance**

Location: 248 Perch Rock Trail

Applicant: Michael Cardillo

Owner: Jeffrey M. Muller and Mellissa M. Muller

Proposal: Demolish Existing Dwelling and Reconstruct New Single-Family Residence.

**4. Approval of Minutes:** December 28, 2021 Regular Meeting.

**5. Correspondence.**

**6. Adjournment.**