



**TOWN OF BEDFORD
ZONING BOARD OF ADJUSTMENT AGENDA**

July 20, 2021

BCTV Meeting Room | **7:00 P.M.** | 10 Meetinghouse Road

I. Call to Order and Roll Call

II. Old Business & Continued Hearings: None

III. New Business:

1. **Carnevale Spa Associates, LLC and Bedford-Carnevale, LLC** – Request for a variance from Article III, Section 275-21 B(2)(a)(1) to allow a market-rate elderly housing development where affordable housing is required for 25 percent of the housing units on Olde Bedford Way, Lots 13-40-1, 13-40-2, and 10-50-5.
2. **Carnevale Spa Associates, LLC and Bedford-Carnevale, LLC** – Request for a variance from Article III, Section 275-21 B(3) and Section 275-21-A, Table 2, Table of Uses, footnote 33, to allow a non-cluster, elderly housing development including driveway access, one elderly housing unit, and associated improvements on Lot 10-50-5, in the R&A district where elderly housing is not permitted unless designed as a cluster residential development, on Olde Bedford Way, Lot 10-50-5.
3. **Carnevale Spa Associates, LLC and Bedford-Carnevale, LLC** – Request for a variance from Article III, Section 275-21 F(2)(a) for impacts to the existing buffer between the commercial use on Lot 13-40-1 (BVI Grand Hotel) and the R&A zone on Lot 10-50-5, on Olde Bedford Way, Lots 13-40-1, 13-40-2, and 10-50-5.
4. **Rafael & Alyssa Peschiera** - Request for a variance from Article III, Section 275-22 A, Table 1, Table of Dimensional Regulations and footnote 3, to allow for the creation of a substandard lot containing 1.38 acres where a minimum lot size of 1.5 acres is required, at 21 Ministerial Branch, Lot 9-7.

IV. Minutes of June 15, 2021

V. Adjournment

Applicants must be prepared for presentations at 7:00 PM. Any person with a disability who wishes to attend this public meeting and needs to be provided a reasonable accommodation in order to participate, please call Christine Szostak at 792-1304 at least 72 hours in advance.