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TOWN OF BURLINGTON
Board of Appeals

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Charles Viveiros, Vice-Chairman
Mark Burke, Clerk
John Sullivan
Jim Sheridan
Adam Tigges, Alternate
Joe Currier, Alternate

Case Number 21-11
3 Forbes Avenue
Burlington, MA 01803
Granted

Office of the Board of Appeals
Record of Proceedings and Decision

Applicant: Sunil Prajapati
3 Forbes Avenue
Burlington, MA 01803

Owner: Sunil Prajapati
3 Forbes Avenue
Burlington, MA 01803

Property : 3 Forbes Avenue
Burlington, MA 01803

Proceedings:

In the matter of Sunil Prajapati for property located at 3 Forbes Avenue, Burlington, MA for a variance.

Petition was filed with this Board for a variance on seeking relief from Burlington Zoning by-laws for property shown on Book-Page #67706-264, Map # 5, Parcel #23-253 of the Assessor's Maps of Burlington.

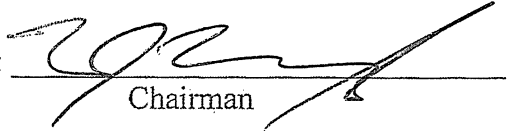
Prior to such public hearing, notice of the time and place of such hearing and of the subject matter was published in the Daily Times Chronicle on May 18th and May 24, 2021, subject matter also being sent to the following Planning Boards: Bedford, Billerica, Burlington, Lexington, Wilmington, and Woburn as well as abutting property owners.

A TRUE COPY ATTEST:
Amy E. Warfield
TOWN CLERK
BURLINGTON, MASSACHUSETTS

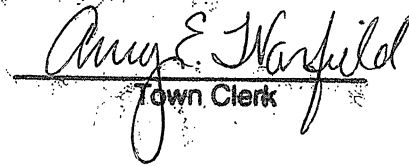
The hearing opened on June 1, 2021 when a decision to approve the variance was granted.

See page 3 for detailed information.


According to Chapter 40A of the General Laws, any necessary actions permitted by this variance must be commenced within one year of its issuance.

Signed: 
Chairman

I, Amy E. Warfield July 1 2021
Town Clerk, of the
Town of Burlington hereby certify that no appeal has
been taken within 20 days after the approval of this
variance by the Bd. of Appeals of said town.


Town Clerk

DATTU PRAJAPATI
Picked up 7/10/2021

A TRUE COPY ATTEST:

TOWN CLERK
BURLINGTON, MASSACHUSETTS



Decision – Part 2

On Tuesday, June 1, 2021, the Board of Appeals voted 5-0 to allow Sunil Prajapati, to grant a variance for property located at 3 Forbes Avenue as shown on Book – Page # 67706-264, Map and Parcel reference #23-253 -0 of the Burlington Assessor's Maps. The variance allows the conversion of the existing property of a single-family use to a two family and permits the reduction of the 20% buffer to 13.1 feet for the existing structure, and the rear corner of the new addition to be 22.5 feet as shown on plans dated with 5-24-2021 submitted with the application.

The decision is on file with the Town Clerk and may be reviewed in the Town Clerk's Office and on the View Permit website 21-11.

The Board found the applicant met the conditions for a variance:

- 1) There was hardship demonstrated by the Applicant defined in Massachusetts General Laws, Chapter 40A, Section 10.
- 2) Granting the variance would not be a substantial detriment to the public good when the condition is met.
- 3) Granting the variance would not nullify the intent of the by-law

Applicant's Representor: Sunil Prajapati, 3 Forbes Ave, Burlington, MA 01803

Voting in Favor: Mike Murray, Jr., Charles Viveiros, Mark Burke, John Sullivan and Jim Sheridan

For reference, the following members and alternate members were present at the Public Hearing: Mike Murray, Jr. Charles Viveiros. John Sullivan, Jim Sheridan, Adam Tigges, and Joe Currier.

Not Present: none

