

City of Beacon Zoning Board of Appeals Agenda
08/18/2026

Title:

Public hearing on application submitted by Christ Wiseman, 12 Howland Avenue, Tax Grid No. 30-6054-48-375601-00, in the R1-7.5, to extend an existing driveway, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C. A side yard setback of 3.3 feet is proposed where 5 feet is required, resulting in a request for an area variance of 1.7 feet.

ATTACHMENTS

[12 Howland Ave denial 7.21.26.pdf](#)

[12 Howland ZBA 8.18.26 app redacted2.pdf](#)

[12 Howland ZBA 8.18.26 survey.pdf](#)