

City of Beacon Zoning Board of Appeals Agenda
12/19/2023

Title:

Review and hold a continued public hearing on application submitted by **925 Wolcott LLC**, 925 Wolcott Avenue, Tax Grid No. 30-5954-44-922633-00, R1-10 Zoning District, for the following:

1. Consideration of an appeal of the Building Inspector's October 13, 2023 determination regarding the type of variance required to permit the re-establishment of a nonconforming multi-family or SRO use upon premises located at 925 Wolcott Avenue, pursuant to Section 223-55.B of the City Code; or
2. In the alternative,
 - a. An area variance from Section 223-10.D to permit reconstruction of a structure previously containing a non-conforming use;

or, in the second alternative, for

- b. A use variance from Section 223-17.C to permit a multi-family or single-room-occupancy (SRO) building in the R1-10 Zoning District.

Any such variances are to be considered subsequently, and pursuant to Section 223-55.C of the City Code.

ATTACHMENTS

[925 Wolcott ZBA 12.12.23 Supplemental ZBA Submission with Exhibit A Attached\(5891984.1\).pdf](#)

[925 Wolcott ZBA 11.21.23, 12.19.23 public comment Bank.pdf](#)

[925 Wolcott ZBA 11.21.23, 12.19.23 public comment Bell.pdf](#)

[925 Wolcott ZBA 11.21.23, 12.19.23 public comment Eriksmoen.pdf](#)

[925 Wolcott ZBA 11.21.23, 12.19.23 public comment Eve.pdf](#)

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Giunta.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Kaye.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Martin.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Mustakas.pdf

925 Wolcott ZBA 12.19.23 public comment Mustakas (2).pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Nenno.pdf

925 Wolcott ZBA 12.19.23 public comment Oakes.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment OBrien.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Ornella.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Quinones.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Rutledge.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Safiullin.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Schofield.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Stroyberg.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Woodward.pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Woodward (2).pdf

925 Wolcott ZBA 11.21.23, 12.19.23 public comment Woodward CORRECTION.pdf

925 Wolcott ZBA 12.19.23 public comment Sigel and Van Deusen.pdf

Value & Analysis appraisal ZBA 12.19.23 - 925 Wolcott Avenue - City of Beacon ZBA (Final).pdf

Value & Analysis ZBA 12.19.23 - 925 Wolcott Avenue - Memo.pdf

Value & Analysis ZBA 12.19.23 - 925 Wolcott Avenue - Critique.pdf