

Mary Capella

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MAY 24 2019

TOWN OF AYER
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12:30pm

**Town of Ayer
Zoning Board of Appeals
Public Hearing Notice**



The Ayer ZBA will conduct a public hearing at 6:05 PM on Wednesday June 19, 2019 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by The Homescout, LLC. for property located at 13 Groton Harvard Road Ayer, MA. Applicant is seeking the following variances:

Use variance from Ayer Zoning Bylaw Section 5.2(1.3) Table of Use Regulations to allow townhouse or multi-family dwellings in the Light Industrial District.

Variance from Ayer Zoning Bylaw Section 6.2 Schedule of Dimensional Requirements to apply the General Residence minimum lot area of 10,000 sq. ft. plus 3,000 sq. ft. for each additional dwelling unit on this pre-existing non-conforming Light Industrial lot of 76,666 sq. ft. lot.

Variance from Ayer Zoning Bylaw Section 6.2 Schedule of Dimensional Requirements to allow a front yard setback of 21 feet, where 30 feet is required.

Variance from Ayer Zoning Bylaw Section 6.2 Schedule of Dimensional Requirements to allow for side yard setbacks of 11 feet, where 50 feet is required in a Light Industrial District that abuts a residential district on the southerly side of the lot and 25 feet is required on the northerly side of the lot.

Advertised May 31, 2019 and June 7, 2019, *The Nashoba Valley Voice*