



Planning Department

**TOWN OF ACTON**  
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**MEMORANDUM**

**To:** Zoning Board of Appeals **Date:** June 2, 2016  
**From:** Kristen Guichard, AICP, Assistant Town Planner <sup>KSG</sup>  
**Subject:** Special Permit #16-05, 178 Great Road

ZBL S. 8.3.3 – Horizontal Extension within Nonconforming Front and Side Setback

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**Map/Parcel:** F4-10

**Petitioner:** Dmitry Bykhovsky

**Owner:** Vanash Interiors, Inc.

**Existing Nonconforming side setback:** 12.7 feet

**Existing Nonconforming front setback:** 14.9 feet

**Zoning:** Limited Business (LB)

**Hearing Date:** June 6, 2016

**Decision Due:** September 4, 2016

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Mr. Dmitry Bykhovsky requests a special permit under Zoning Bylaw (ZBL) section 8.3.3 to allow the extension of an existing building within the dimension of its nonconforming setback. The building in question at 178 Great Road is the gambrel office building located to the front of the property along Great Road. The applicant proposes to raze the building in the rear of the property to accommodate the proposed building redesign and extension. Alpha Cars is an existing “fine foreign” auto sales and service business currently location in Boxborough. They are looking to expand by opening another store in Acton.

- The applicant proposes a horizontal extension of the building along the southern property line and eastern property line along Great Road within the dimensions of the existing non-conforming side and front setback. The extension requires a Board of Appeals special permit under ZBL, section 8.3.3.
- The proposed horizontal extension along the southern property line extends +/- 85 feet towards the back of the lot; the proposed horizontal extension along the eastern property line abutting Great Road extends +/- 20 feet.
- The Applicant met with the Design Review Board on Wednesday June 1, 2016. As a result of this meeting the Applicant is currently working on redesigning the front façade of the building. The Planning Department expects to receive a revised site plan and renderings prior to the public hearing.