



## Memorandum

**To:** ZBA Members & Patrick Reffett

**From:** Richard Maloney

**Date:** February 5, 2024

**Re:** ZONING CASES – FEBRUARY 7, 2022

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**25 Gardner Street – Finding -** The property is in the R-1B zone and has multiple non-conformities, both use and dimensional. The applicant is seeking a Finding under Sections 5.2 & 5.3 to create a separate lot for each principal dwelling building.