

TOWN OF MARBLEHEAD  
ZONING BOARD OF APPEALS

MEETING MINUTES  
December 6, 2016

A regularly scheduled and noticed meeting of the Board of Appeals was called to order by Chairman Moriarty at or after 7:30 p.m. in the Abbot Hall Auditorium, 188 Washington Street, Marblehead, Massachusetts. Present were Board members Moriarty, Lipkind, Barlow, Drachman and Tubridy

New Legal Ads Run: November 17, 2016 & November 24, 2016

**HEARINGS:**

**7:30 PM**

**297 Ocean Avenue, Michael Kaczynski**

The Board of Appeals held a public hearing on **Tuesday December 6, 2016 at 7:30 PM** in the second floor Auditorium of Abbot Hall, 188 Washington Street, Marblehead, on the request **Michael Kaczynski** to vary the application of the present Zoning By-law by allowing a Special Permit to construct a detached garage on the property located at **297 Ocean Avenue** in a Shoreline Expanded Single Residence District. The new construction is in the side yard setback and front yard setback on a pre-existing non-conforming property with less than the required lot area, lot width, frontage, front yard setback and side yard setback. The application was presented by Attorney Paul Lynch along with applicant Mark Kaczynski. Lynch stated that applicant has met with neighbors on both the southern and northern side of the property. Attorney Lynch confirmed that a Minor Activity Permit would fulfill the Conservation Commission requirements. Mr. Barlow asked if the garage could be pushed closer to the existing property as the proposed location is extremely close to Ocean Ave. The chairman asked if there was anyone in the assembly that wanted to speak in opposition or in favor. There were no comments. A motion was made and seconded to close the public hearing. Unanimously voted 5-0. A motion was made and seconded to approve the application with the usual conditions. All in favor 5-0.

**7:30 PM**

**7 Willow Road, Norine Arundell, Trustee**

The Board of Appeals will hold a public hearing on **Tuesday December 6, 2016 at 7:30 PM** in the second floor Auditorium of Abbot Hall, 188 Washington Street, Marblehead, on the request **Norine Arundell, Trustee** to vary the application of the present Zoning By-law by allowing a Special Permit to demolish an existing 880 sq. ft. single family house and build a 1400 sq. ft. single family dwelling on the property located at **7 Willow Road** in a Single Residence District. The new construction is in the rear yard setback and exceeds the 10% expansion limit on a pre-existing non-conforming property with less than the required lot area, front yard setback, rear yard setback, side yard setback and parking. Applicant requested a continuance to January 24, 2017. The Board requested that the applicant be advised to submit a revised plot plan which shows the proposed structure on the property site and revised building plans which are site specific. The board also noted that the Purchase and Sale agreement, submitted with the ZBA application filing, authorizes a 3000 sf dwelling. The plans and ZBA application detail a dwelling in excess of 3000 feet. The applicant's request to continue the proceedings to January 24, 2017 was unanimously approved. Tubridy to write.

The meeting was then adjourned.

Respectfully submitted,

Jennifer Titus

