



DATE POSTED: VLL
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 2023 APR 19 AM 10:32

MEETING AGENDA

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A § 20 Act relative to extending certain COVID-19 measures adopted during the state of emergency

ZONING BOARD OF APPEALS

Name of Board or Committee

Tuesday	April	25	2023	7:30 PM
Day of Week	Month	Date	Year	Time

Address: Zoom Conference join via the web link or Dial in

Link: <https://us06web.zoom.us/j/87878347282?pwd=enlwRXd3V2xmdHE3cy92Sk1TU1BTUT09>

Meeting ID: 878 7834 7282

Passcode: 404568

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/absDsj3qIP>

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

1. New Business Topics: Hearings for Special Permit, or Variance, or Both

7:30 PM 27 Spray Avenue – Gary Weisberg – construct an addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot width, rear and side yard setback, located in the Shoreline Single Residence District.

7:30 PM 72 East Orchard Street – David and Virginia Lowy – to construct an addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot width, frontage, front and side yard setback, located in the Single Residence District.

7:45 PM 8 Fort Sewall Terrace – William Park – convert a preexisting accessory structure to a single-family use on a preexisting non-conforming property with less than the required lot width, frontage, side yard setback and parking, located in the Shoreline Single Residence District.

7:45 PM 8 Andrews Lane – Patricia Austin – construct a deck addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot area, front, side and rear yard setback and exceeds the maximum allowed height located in the Expanded Single Residence District.

7:45 PM 21-23 Prince Street – Ralph Khouri – (continued from February 28, 2023 – no evidence taken) – to vary the application of the present Zoning By-law and a previous special permit/variance decision with conditions by allowing a new Special Permit to unmerge a lot that is preexisting nonconforming with less than the required frontage, front and side yard setbacks located in a Single Residence District. The unmerging will create two nonconforming lots one will contain the existing single-family dwelling and will have less than the required side and front yard setback, frontage, lot area and lot width the other lot a new single-family structure is proposed and the lot will have less than the required frontage

8:00 PM 2 Charlotte Road – Maria Parra-Orlandoni & Aaron Mauck – (continued from February 28, 2023 – evidence taken) construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, rear yard setback and side yard setback located in the single residence district. The new construction will be in the rear yard and side yard setbacks and exceed the 10% expansion limits for a nonconforming building.

8:00 PM 286 Ocean Avenue – QBW, LLC – (continued from February 28, 2023 – evidence taken) construction of additions to an existing single-family dwelling on a preexisting non-conforming property with less than the lot area, front yard setback and side yard setback located in a Shoreline Expanded Single Residence District. The new construction will conform to the dimensional requirements of the By-law and exceeds the 10% expansion limits for a non-conforming building.

8:15 PM 55 Gingerbread Hill – Michelle Fontaine – construct an addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot width, front and side yard setback, located in the Single Residence District. The new construction will be within the required side yard setback and exceed 10% expansion limits for non-conforming building.

8:15 PM 19 Goodwin’s Court – Eric and Katherine Walker – construct a deck addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot area, rear and side yard setbacks, and open area and exceeds the maximum height limitation located in the Shoreline Central Residence District. The new construction will be within the required rear and side yard setback and further reduce the open area.

8:30 PM 45 Norman Street – Ramsey and Lisa Hoguet – construct an addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front and side yard setback, located in the Single Residence District. The new construction will be within the required front yard, side yard setbacks and reduce the open area to less than required and exceed the 10% expansion limits for non-conforming buildings.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: April 19, 2023