



RECEIVED
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 2023 JAN 19 AM 9:00

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	January	24	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=enlwRXd3V2xmdHE3cy92SkITU1BTUT09>

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/absDsj3qlP>

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 181 Washington Street – Andrew Finley and Nancy Mantilla – change of use from an accessory use to a single family use pursuant to sec 200-31 of the zoning bylaws on a preexisting non-conforming property in a Central Residence District. (**continued from November 22, 2022 – evidence taken**)

7:30 PM 34 Bubier Road – Mary Rockett and Peter Reuter – construction of additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front yard setback and parking in a Single Residence District. The new construction will be located within the front yard setback and exceeds the 10% expansion limits for nonconforming buildings.

7:45 PM 31 Jersey Street -- Hugh and Brenda Greville – construction of a shed as an accessory to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front & side yard setbacks located in a Single Residence District. The new construction will be located within the front and side yard setbacks and exceeds the 10% expansion limits for nonconforming buildings.

7:45 PM 47 Glendale Road – Scott Moore – construction of additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, front & side yard setbacks and parking located in a Single Residence District.

7:45 PM 286 Ocean Avenue – QBW, LLC – 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.

8:00 PM 31 Shetland Road – Matthew and Ali DiFrancesco – construction of additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback located in a Single Residence District. The new construction will be located within the side yard setback and exceeds the 10% expansion limits for nonconforming buildings.

8:00 PM 7 Blueberry Road – Michael Appellis – construction of additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, front and side yard setback located in a Single Residence District.

8:15 PM 12 Redstone Lane -- Jennifer and Steven Pratt – ADMINISTRATIVE HEARING
Change siding material from stucco to clapboard, window change/front elevation, column design change to side decks.

8:15 PM 8 Nashua Avenue – Don & Andrea Souter – modification to a Special Permit to allow the addition of a third air handle unit to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front, rear and side yard setbacks and open area located in a Shoreline Expanded Single Residence District.

8:30 PM 9R Spray Avenue – Linda Garnitz – construction of an addition to a single-family dwelling on a preexisting non-conforming property in a Shoreline Single Residence District. (**continued from November 22, 2022 – no evidence taken**).

Administrative Matters:

Approve September 24, 2022 ZBA Minutes

THIS AGENDA IS SUBJECT TO CHANGE

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