



DATE POSTED: 2022 FEB 17 AM 11:27
 TOWN CLERK USE ONLY

MEETING NOTICE

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	February	22	2022	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/87103113839?pwd=SXFfsS1BZaXRRNnlieWhLSWlZamoxQT09>

Meeting ID: 871 0311 3839

Passcode: 262615

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 11 Kenneth Road – Christine Hester – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, front yard and side yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be located within the front and side yard setbacks and exceeds the 10% expansion limits. **(Request to continue hearing to March 22, 2022).**

7:30 PM 9 Roydon Road – Ryan O’Conor – construct an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required Lot Area, frontage, rear and side yard setbacks located within a Shoreline Single Residence District. The new construction will be located within front, rear and side yard setback and will reduce the open space to less than required and exceeds the expansion limits for nonconforming buildings. **(Request to continue hearing to March 22, 2022).**

7:45 PM 25 Circle Street – Milicent Armstrong – construction of an addition to an existing single family structure on a preexisting non-conforming property with less than the required side yard setback and parking located in the Central Residence District. The new construction will exceed the 10% expansion limit for non-conforming buildings. **(Continued from January 25, 2022 – no evidence taken).**

7:45 PM 36 Jersey Street – Timothy Donahue – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width,

frontage, rear yard and side yard setback located in the Single Residence District. The new construction will be located within the front yard setbacks and reduce the required open area.

8:00 PM 47 Rockaway Avenue – Vil and Daphne Ramos – the construction of 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 yard and side yard setback located at in a Single Residence District. The new construction will be located within the side yard setback.

8:00 PM 340 Ocean Avenue – 340 Ocean Avenue, LLC – allowing the addition of land to **340 Ocean Ave** in an expanded single residence district from 27 and 29 Brown Street with no structures being modified all for the purpose of adjusting the lot lines. The property at 340 Ocean Ave has less than the required lot area, lot width and side and rear yard setbacks. The subdivision will allow for the transfer of land from 27 & 29 Brown St which will result in an increase in lot area and open space area. **(Request to continue hearing to March 22, 2022).**

8:00 PM 27 Brown Street – Neil W. and Mary E. Rice, Trustees – allowing the subdivision of land at **27 Brown Street** with no structures being modified, for the purpose of adjusting lot lines with the property located at 340 Ocean Ave in an expanded single residence district. The property at 27 Brown St. has less than the required lot frontage, lot width and side and rear yard setbacks and greater than allowed front yard setback. The subdivision will allow for the transfer of equal square footages of land between 27 Brown St and 340 Ocean Ave which requires a special permit as a result of a prior zoning board of appeals decision relating to the 27 Brown St property. No new nonconformities are being created. **(Request to continue hearing to March 22, 2022).**

8:00 PM 29 Brown Street – Andrew and Amanda Baker – allowing the subdivision of land at **29 Brown Street** with no structures being modified, for the purpose of adjusting lot lines with the property located at 340 Ocean Ave in an expanded single residence district. The property at 29 Brown has less than the required lot area, lot width and side yard setback. The subdivision will allow for the transfer of land between 29 Brown St. and 340 Ocean Ave which requires a special permit as a result of a reduction of land area and open area ratio on a pre-existing nonconforming lot. **(Request to continue hearing to March 22, 2022).**

8:15 PM 72 East Orchard Street – David and Virginia Lowy – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, front yard and side yard setbacks located in the Single Residence District. The new construction will be located within the sideyard setbacks and exceeds the 10% expansion limits. **(Request to continue hearing to March 22, 2022).**

8:15 PM 23 Pickwick Road – Matthew and Amanda Velluto – construction of an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and side yard setbacks located at **23 Pickwick Road** in the Single Residence District. The new construction will be located within the sideyard setback.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: February 17, 2022