



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

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)

Tuesday	February	28	2023	7:30 PM
Day of Week	Month	Date	Year	Time

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 45 Pleasant Street – Tanis Yannetti – construct a detached garage as an accessory to an existing single-family dwelling on a conforming property located in the central residence district. The new construction will reduce the open space ratio to less than required.

7:30 PM 33 Lee Street – Lawrence Schall & Betty Ann Londergan – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, rear and side yard setbacks, open area and parking located **Street** in the shoreline central residence district. The new construction will be in the rear yard setback and further reduce the open space ratio.

7:45 PM 3 Rock Cliff Road – Elaine & Ashish Samant – construct a shed as an accessory to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area and side yard setbacks located in the single residence district. The new construction will be in the rear yard and side yard setbacks.

7:45 PM 23 Prince Street – Ralph Khouri – 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 22 Ticehurst Lane – Matthew & Stephanie Cady to vary the application of the present Zoning By-law by allowing a Special Permit to construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front yard setback and side yard setback located in the single residence district. The new construction will be in the front yard and side yard setbacks

8:00 PM 2 Charlotte Road – Maria Parra-Orlandoni & Aaron Mauck – 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.

8:15 PM 6 Cleveland Road – Richard and Christina Gable – construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area and side yard setback located in the single residence district. The new construction will be in the side yard setback and exceed the 10% expansion limits for a nonconforming building.

8:15 PM 172 Atlantic Avenue – Denis and Carla Whelan – construct 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 exceeds maximum height located in the single residence district. The new construction will be in the side yard setback and exceed the 10% expansion limits for a nonconforming building.

8:15 PM 10 Orne Street – Janet and Adam Sogoloff – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, rear and side yard setbacks, open and parking located in the central residence district. The new construction will be in the side yard setback, further reduce open area and exceed the 10% expansion limits for a nonconforming building.

8:30 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 January 24, 2023 – evidence taken)**

7:30 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. **(continued from January 24, 2023 – evidence taken)**

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: February 22, 2023