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**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

**Address:** Zoom Conference join via the web link or Dial in  
 Link: <https://us06web.zoom.us/j/84536964695?pwd=ZexUmuT4WLQaSeDvXPfYUfYKxB2gyC.1>  
 Meeting ID: 845 3696 4695  
 Passcode: 179305

Dial by your location  
 +1 646 558 8656 US (New York)  
 Find your local number: <https://zoom.us/u/absDsj3qIP>

<b>Tuesday</b>	<b>April</b>	<b>23</b>	<b>2024</b>	<b>7:30 PM</b>
Day of Week	Month	Date	Year	Time

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

**Approve ZBA Meeting Minutes for:**

- September 26, 2023
- November 28, 2023
- January 23, 2024
- March 12, 2024

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

**7:30 PM 99 Elm Street – Bianca and Matthew Olson** – construct an addition to an existing single family dwelling on a preexisting non-conforming property to increase the non-conforming area by more than 10% with less than the required lot area, lot width, front and side yard setback, located in the Central Residence District. The new construction will be within the side yard setback.

**7:30 PM 1 Campbell Way – John Rice** – construct an accessory building [garage] to an existing single family dwelling on a preexisting non-conforming property to increase the non-conforming area by more than 10% with less than the required lot area, lot width, front and side yard setback, located in the Single Residence District. The new construction will be within the side yard setback.

**7:45 PM 170 Jersey Street – Julie Fitzgerald, TTE** – construct second floor addition, porch and stairs to an existing single family dwelling on a preexisting non-conforming property with less than the required frontage and side yard setback, located in the Shoreline Single Residence District. The new construction exceeds the 10% expansion limits for a non-conforming building and is within the side yard setback. **(Request to continue to June 25, 2024 at 8:15 PM – no evidence taken).**

**7:45 PM 4 Abernathy Road – Lee H. Chrisman and Marian Spurrier** – construct an addition, deck and entryway to an existing single family dwelling on a preexisting non-conforming property with less than the required side yard setback and that exceeds the maximum allowed height, located in the Single Residence District. The new construction will be within the side yard setback and exceeds the 10% expansion limits for a non-conforming building.

**8:00 PM 77 Jersey Street – Elizabeth Kelley** – construct an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, width, frontage, rear and side yard setback, located in a Single Residence District. The new construction will be within the side yard setback and exceeds the 10% expansion limits for a non-conforming building.

**8:00 PM 134 Elm Street – ASB Gateways LLC c.o. Jason DeVincenzo** – change of use of a building from a place of worship, a conforming use, to a semidetached dwelling consisting of two residential units located in an Unrestricted District. No dimensional relief is requested. **(Request to continue to May 28, 2024 at 7:30 PM - no evidence taken).**

**8:15 PM 2 Rockaway Street – John R. Coelho** – construct an addition to a pre-existing non-conforming single family residence exceeding the allowed height, having less than the required lot area and with less than the required side and rear yard setbacks, located in a Central Residence district. The new construction will be within the side yard setback and exceeds the 10% expansion limits for a non-conforming building.

**8:15 PM 31 Jersey Street – Hugh and Brenda Greville** – construct a set of stairs from the rear deck to the rear yard on a preexisting non-conforming property with less than the required lot area, frontage, front and side yard setback, located in a Single Residence District. The new construction will be within the side yard setback.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty  
**Posted by:** Clerk, Engineering Department  
**Date:** April 16, 2024