



RECEIVED
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 2024 MAY 10 AM 10:35

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

VIRTUAL MEETING

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/absDsj3qlP>

Tuesday	May	28	2024	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)

Approve ZBA Meeting Minutes for:
 April 23, 2024

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

7:30 PM 6 Foster Street – Dominic Marinelli et ux, Trustees – demolish and reconstruct a pre-existing non-conforming detached garage having less than the required front and side yard setback on a non-conforming lot, having less than the required lot area and lot width and located partially within an expanded single residence district and a shoreline expanded single residence district. The proposed construction includes the demolition of the existing single story garage and construction of a new two-story detached garage within the same footprint. The proposed construction will be partially located within the front and side yard setbacks and will increase the gross floor area by more than the allowed 10%, but will otherwise conform to all dimensional regulations..

7:30 PM 14 Edgemere Road – Bruce Almeida et ux to vary the application of the present Zoning By-law by allowing a Special Permit to remove an existing single-family dwelling and to construct a new single-family home on a lot with less than the required lot width and area. The proposed structure straddles the single and shoreline single residence districts and exceeds the rear setback in the SSR district by 8.6’ and the front setback by 1.5’ in the SSR district. The structure conforms within the SR district.

7:30 134 Elm Street – ASB Getaways LLC c.o. Jason DeVincenzo – (continued from April 23, 2024 - no evidence taken) 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.

7:45 PM 5 Kimball Street – Kevin Walker et ux to vary the application of the present Zoning By-law by allowing a Special Permit to replace an existing accessory building located on a lot with non-conforming lot area, width, frontage, height, open area and front and side yard setbacks. The new construction will have non-conforming front and side setbacks.

7:45 PM 3 Girdler Road – Robert Kliss to vary the application of the present Zoning By-law by allowing a Special Permit to construct a new addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area and front 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 53 Pickwick Street – Robert Simonelli to vary the application of the present Zoning By-law by allowing a Special Permit to construct a single-story addition to an existing non-conforming single-family dwelling with less than the required front and side yard setback on a lot with less than the required lot area and frontage located in a single residence district. The addition will have less than the required side yard setback.

8:00 PM 84 Harbor Avenue – Jerome and Holly O’Neill – (continued from March 26, 2024 – no evidence taken) construct a new single family dwelling which will replace an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, rear and side yard setbacks and exceeds the height maximum located in the Shoreline Expanded Single Residence District.

8:15 PM PM 6 Treat Road – Amelia Morrill to vary the application of the present Zoning By-law by allowing a Special Permit to an addition to a pre-existing, non-conforming single family residence with less than the required side yard setback. The lot has less than the required frontage in a single family district. The proposed addition will have less than the required sideyard setback.

8:15 PM 388 Ocean Avenue – Brian B. Teets et ux to vary the application of the present Zoning By-law by allowing a Special Permit for the demolition of an existing detached garage and the construction of a new detached garage in the same footprint, on a lot having less than the required lot area, located in an expanded single residence district. The proposed construction will be partially within the front and rear yard setbacks and exceed expansion limits on the pre-existing non-conforming building by more than the allowed 10% but will otherwise conform to all other dimensional regulations on the by-law.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: May 10, 2024