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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	23	2024	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)

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 5 Kimball Street – Kevin R. Walker – construct a new accessory building to replace an existing as accessory an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front, open area, rear and side and rear yard setbacks and exceeds height located in the Shoreline Expanded Single Residence District. The new construction will be located within the front and side yard setback.

7:30 PM 38 Orchard Street – Tyler Gill (continued from October 24, 2023 - no evidence taken) construct 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 setback, located at in the Single Residence District. The new construction will exceed the 10% expansion limits for nonconforming buildings.

7:30 PM 5 Lafayette Street – Michael Phelan ADMINISTRATIVE HEARING – modifications including front steps reduction, ramp and covered deck replaced with open deck, handicapped access modification, window change, condenser location adjusted, request to modify driveway back up area.

7:45 PM 10 Coolidge Road – Daniel J. Ricco (continued from August 22, 2023 - no evidence taken) construct an addition to an existing deck and enclosure of the area beneath a deck on a single-family dwelling on a preexisting non-conforming property with less than the required lot width, side yard setback

and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be located within the side yard setback.

7:45 PM 20 Euclid Avenue – Kevin and Caroline Wotjas – (continued from October 24, 2023 - evidence taken) – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area and rear yard setbacks, located in the Single Residence District. The new construction will be within the rear yard setback and exceed the 10% expansion limits for nonconforming buildings.

8:00 PM 84 Harbor Avenue – Jerome and Holly O’Neill – 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.

8:00 PM 47 Londonderry Road – Michael and Kelly Janos – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width and side yard setback located in the Single Residence District.

8:15 PM 60 Prospect Street – MPM Companies – 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 and side yard setbacks located in the Unrestricted and Central Residence District. The new construction will exceed the 10% expansion limits for nonconforming buildings.

8:15 PM 16 Pilgrim Road – Christopher Franklin and Michelle Pliskin – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front and side yard setbacks and exceeds the height maximum located the Single Residence District. The new construction will be within the front and side yard setback and exceed the maximum height.

THIS AGENDA IS SUBJECT TO CHANGE

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