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WARBLEHEAD
TOWN CLERK

DATE POSTED:
2024 FEB 28 AM 8:40
Town Clerk



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	March	12	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)

Find your local number: <https://zoom.us/u/absDsj3q1P>

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 2 Nonantum Road – Bessom Associates Inc inclusive of Thomas Groom – to vary the application of the present Zoning By-law by allowing a Special Permit to construct a new single family dwelling with attached garage to replace an existing single-family dwelling and a detached garage on a preexisting non-conforming property with multiple dwellings on one lot and less than the required front yard setback, located in the Shoreline Single Residence District. The new construction will be within the front yard setback.

7:30 PM 29 Pinecliff Drive – Groom Construction Company, Inc. – to vary the application of the present Zoning By-law by allowing a Special Permit to construct a new existing single-family dwelling on a conforming property, located in the Shoreline Single Residence District. The new construction will be within the side yard setback and exceed the maximum allowed height.

7:30 PM 5 Lafayette Street – Michael Phelan – to vary the application of the present Zoning By-law by allowing a modification of a Special Permit issued to construct additions to a single family dwelling on a preexisting nonconforming property, with less than the required lot area, front and rear yard setbacks, located in the Single Residence District. The modifications involve eliminating the previously approved ramp and adding open deck, change in location of door and an hp lift.

7:45 PM 9 State Street – Michael Ferraresso – to vary the application of the present Zoning By-law by allowing a Special Permit for the change of use from a commercial/residential use to a multifamily use and to construct an addition to the existing mixed use structure on a preexisting non-conforming property with less than the required lot area, side yard setback, open area an parking, located in the Unrestricted District. The new construction will be within the side yard setback and further reduce the open area and parking required.

7:45 PM 291 Ocean Ave – Neha & Pratik Patel – to vary the application of the present Zoning By-law by allowing a Special Permit to construct an addition to an existing single family dwelling on a preexisting nonconforming property, with less than the required lot area, frontage, side yard setback and exceeds the maximum height, located in the Shoreline Single Residence District. The new construction will be within the side yard setback, further reduce the open area and exceed the maximum allowed height, and the 10% expansion limits for a nonconforming building.

8:00 PM 67 Glendale Road – Barry Yackolow – to vary the application of the present Zoning By-law by allowing a Special Permit to construct an addition to an existing single family dwelling on a preexisting nonconforming property, with less than the required lot area, frontage, lot width, side and front yard setbacks, located in the Single Residence District. The new construction will be within the front and side yard setbacks and exceed the 10% expansion limits for a nonconforming building.

8:00 PM 19 Linden Street – Griffin Booth – to vary the application of the present Zoning By-law by allowing a Special Permit to construct an addition to an existing single family dwelling on a preexisting nonconforming property, with less than the required lot area, side and front yard setbacks, located in the Single Residence District. The new construction will be within the side yard setbacks, reduce the open area to less than required and exceed the 10% expansion limits for a nonconforming building.

8:15 PM 10 Naugus Avenue – Richard Jordan – to vary the application of the present Zoning By-law by allowing a Special Permit to construct a new single family dwelling on a preexisting nonconforming property, with less than the required lot area and side yard setbacks, located in the Shoreline Single Residence District. The new construction will be within the side yard setbacks, reduce the open area to less than required and exceed the 10% expansion limits for a nonconforming building.

8:15 PM 124 Front – Deborah Clarke – to vary the application of the present Zoning By-law by allowing a Special Permit to construct an addition to an existing single family dwelling on a preexisting nonconforming property, with less than the required lot area, side and rear yard setbacks and parking, located in the Shoreline Central Residence District. The new construction will be within the side yard setback.

8:30 PM 20 Euclid Avenue – Kevin and Caroline Wotjas – *(continued from January 23, 2024 - 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. **20 EUCLID REQUESTS TO CONTINUE TO MARCH 26th, at 8:30PM**

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: February 27, 2024