



## 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=enlwRXd3V2xmdHE3cy92SkITU1BTUT09>

**Meeting ID:** 878 7834 7282

**Passcode:** 404568

**Dial by your location:** +1 646 558 8656 US (New York)

<b>Tuesday</b>	<b>April</b>	<b>26</b>	<b>2022</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)

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

**7:30 PM 1 Story Terrace – Jeffrey Newman** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, rear yard and side yard setback and open area located in the Unrestricted District. The new construction will be located within the side yard setback and further reduce the open area.

**7:30 PM 21 Sargent Road – Pamela Brown Stevenson** – demolition of an existing shed and construction of a new shed in its place as an accessory to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, front yard setback and side yard setback located in the Shoreline Expanded Single Residence District. The new construction will be located within the side and front yard setback.

**7:45 PM 32 Flint Street – Roy Steinman** – construction of an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width and side yard setback located in the Expanded Single Residence District. The new construction will be located within the side yard setback and exceed 10% expansion limits for a non-conforming building.

**7:45 PM 102 Harbor Avenue – Kenneth and Janet Himmel** – construction of an addition to an existing non-conforming use (*detached carriage house as an independent dwelling unit*) accessory structure that is on the same lot as single family dwelling on a preexisting conforming property located at in the Shoreline Expanded Single Residence District.

**8:00 PM 42 Lee Street – 54 Lee LLC** – allow changes to a previously special permit issued special permit. The request includes roof deck and parking changes. The property is 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 maximum allowable height and is located in the Shoreline Central Residence District.

**8:00 PM 31 Ralph Road – Robert Miller** – construction of an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot width, frontage and side yard setback located in the Single Residence District. The new construction will be located within the side yard setback.

**8:15 PM 27 Rose Avenue – Gregory McDonough** – construction of an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, frontage and side yard setback located in the Single Residence District. The new construction will be located within the side yard setback and exceed 10% expansion limits for a non-conforming building.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty  
**Posted by:** Clerk, Engineering Department  
**Date:** April 15, 2022