



MEETING AGENDA

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25 and the Governor's March 12, 2020 Executive order

ZONING BOARD OF APPEALS

Name of Board or Committee

Address: Zoom Conference join via the web link or Dial in

Link:

<https://zoom.us/j/97920206095?pwd=cUFSNmFpOENsZCtNVkpmZENLNk8xQT09>

Meeting ID: 979 2020 6095

Passcode: 307951

Dial in Phone #: One tap Mobile Dial by your location

+13017158592, 9758320054# US

+1 646 558 8656 US (New York)

Tuesday	April	27	2021	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)

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

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7:30 PM 139 Pleasant Street – Allen Warren – request to change the use from a single family to a combined commercial/residential use on a preexisting non-conforming property with less than the required lot area and open area in a Business 1 District. There is no new construction

7:30 PM 18 Canterbury Road – Tina Rhodes – construct an addition to a single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, side yard setback, parking (tandem) and an accessory building in rear and side setbacks in a Single Residence District. The new construction will be within the side yard setback

7:45 PM 2 Central Street – Polar Bear Properties LLC – request to change the use from a preexisting conforming use as light manufacturing to another conforming use as a single family dwelling on a preexisting non-conforming property with less than the required lot area, side yard setback, rear yard setback open area, and parking in a Business Residence District

7:45 PM 12 Buchanan Road – Suren Masumyan – appeal the Building Commissioner's action regarding a request for enforcement for activity in a Single Residence District

8:00 PM 9 Bartlett Street – Stephen R. Petersen – to construct an addition to an existing single family residence on a preexisting non-conforming property with less than the required lot width and side yard setback (*request to withdraw application*)

8:00 PM 7 McKinley Road – Bradley Sontz – construct an addition to a single family dwelling on a preexisting non-conforming property with less than the required front yard setback in a Single Residence District. The new construction will be within the front yard setback and exceeds 10% expansion limits for a non-conforming building

8:15 PM 6 Leggs Hill Road – Ladi and Funmi Korede – construct an addition to a single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, side yard setback and nonconforming shed in a Single Residence District. The new construction will be within the side yard setback and exceeds 10% expansion limits for a non-conforming building

8:15 PM 73 Jersey Street – Tristan Benoit – construct a shed as an accessory to an existing single family dwelling on a conforming property in a Single Residence District. The new shed will be within the side yard setback

8:30 PM 62 Rockaway Avenue – Sarah Magazine and Scot Yount – construct an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, front yard setback, rear yard setback and side yard setback in a Single Residence District. The new construction will be located within the front yard setback

8:30 PM 197 Beacon Street – Ralph Kouri – construct a new single family dwelling to replace an existing single family dwelling on a preexisting conforming property in a Single Residence District. The new construction will exceed the maximum allowable height

8:30 PM 8 Barnard Street and 35 Atlantic Avenue – Anthony Shea – request to allow more than eight outdoor seats on a lot adjacent to a coffee shop located in a Business 1 and Business Residence District

Administrative Hearing – 17 Pitman Road – Graham and Stacey Faris – increase height on front elevation; change windows, patio door, patio steps

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: April 20, 2021