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2023 JUN 14 PM 4:40  
Town Clerk Use Only



### MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §18-25 Act relative to extending COVID-19 measures adopted during the state of emergency

## ZONING BOARD OF APPEALS

Name of Board or Committee

<b>Tuesday</b>	<b>June</b>	<b>27</b>	<b>2023</b>	<b>7:30 PM</b>
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 7 Buena Vista Road – Kenneth and Julia Adam, Adam Family Realty Trust** – construction of an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required front yard setback located in the Single Residence District. The new construction exceeds the 10% expansion limits for a non-conforming building.

**7:30 PM 45 Norman Street – Ramsey and Lisa Hoguet – (continued from April 25, 2023 – no evidence taken)** – construct an addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front and side yard setback, located in the Single Residence District. The new construction will be within the required front yard, side yard setbacks and reduce the open area to less than required and exceed the 10% expansion limits for non-conforming buildings. **Request to continue to August 22, 2023.**

**7:45 PM 16 Washington Square – Laurie Flowers (continued from April 18, 2023 – evidence taken)** – construct a shed as an accessory to an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback and parking and exceeds the maximum height located at the Central Residence District. The new construction will be within the rear and side yard.

**7:45 PM 11 Ruby Avenue – Brian and Meghan Perlow** – construction of an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, lot width, side yard and front yard setbacks and parking located in the Single Residence District. The new construction will be in the front and side yard setbacks and reduce the open area of less than required and exceed the 10% expansion limits for a non-conforming building

**8:00 PM 17 Seaview Avenue – Danielle Johnson** – construction of an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, side yard setback and parking located in the Single Residence District. The new construction will be within the side yard setback and exceed the 10% expansion limits for a non-conforming building.

**8:00 PM 1 Lafayette Street – Stephanie Cunningham** – construction of a shed as an accessory to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front and side yard setback located in the Single Residence District. The new construction will be within the side and rear yard setbacks.

**8:15 PM 24 Lee Street – Building D – Harborside Condominium Trust** – construction of alterations to an existing multi-family dwelling on a preexisting non-conforming property with less than the required rear yard setback, side yard setback, open area and parking and exceeds the maximum height limit located in the Harborfront and Shoreline Central Residence District. The new construction will be within the side and rear yard setback.

**8:15 PM 8 Shepard Street – Andrew Mahoney** – amendment of a previously issued Board of Appeals special permit for the elimination of the parking requirement for onsite parking. The property is an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, front yard setback, open area and parking located in the Single Residence District.

**8:30 PM 71 Jersey Street – Caroline Clark** – construction of a deck 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 parking located in the Single Residence District. The new construction will be within the side yard setback.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty  
**Posted by:** Clerk, Engineering Department  
**Date:** June 14, 2023