



MEETING NOTICE

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	July	25	2023	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/absDsj3qlP>

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 21 Washington Street – George Malcolmson – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, side yard setback, open area and parking located in the Central Residence District. The new construction will be within the side yard setback and further reduce the open area requirement.

7:30 PM 12 Liberty Lane – Keith and Kathryn McDonald – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage and front yard setback located in the Single Residence District. The new construction will be within the front and side yard setbacks and exceed 10% expansion limit for nonconforming building.

7:45 PM 260 Ocean Street – Stephen Salemi – Request for six month extension.

7:45 PM 35 Pickwick Road – Matthew and Shana Smith – Request for six month extension.

7:45 PM 225 Washington Street – 225 Washington Street Condominium Trust/Julie Divirgilio – construct deck additions to an existing multi-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, side yard setback, open area and parking and exceeds the maximum allowable height located in the Central Residence District. The new construction will be within the side yard setbacks and further reduce the required open area.

7:45 PM 1 Mitchell Road – Will Smith and Eva Antezak – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, rear yard setback, and parking located in the Single Residence District. The new construction will be within the rear yard setback.

8:00 PM 10 Orne Street – Janet and Adam Sogoloff – Administrative Hearing – change mechanical systems to include air conditioning unit and proposed mechanical pad.

8:00 PM 14 Lattimer Street – Philip and Amanda DiBuono – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, side and rear yard setbacks located in the Unrestricted District. The new construction will be within the side yard setback, reduce the open area to less than required and exceeds the 10% expansion limits for nonconforming buildings.

8:00 PM 9R Spray Avenue – Linda S. Garnitz – 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, side and rear yard setbacks and parking located in the Shoreline Single Residence District. The new construction will be within the front and side yard setback and exceed the 10% expansion limits for nonconforming buildings. Because this is a repeat petition within two years of an unfavorable action, the petitioner also requests a determination in accordance with MGL 40A sec 16 that specific and material changes in the conditions upon which the previous unfavorable action was based.

8:15 PM 25 Lee Street – David and Cheryl Patton – construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, side setback, open area, parking and exceeds the maximum allowable height located in the Central Residence and Shoreline Central Residence District. The new construction will be within the side yard setback, and further reduce the open area.

8:15 PM 12 Davis Road – Davis Point LLC c/o Keane Aures – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width and exceeds the maximum allowable height located in the Expanded Single Residence and Shoreline Expanded Single Residence District. The new construction will be within the side yard setback, exceed max height and exceed the 10% expansion limit for nonconforming buildings.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: July 17, 2023