



DATE POSTED:
TOWN CLERK
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2025 APR 15 PM 12:31

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

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

Link: <https://us06web.zoom.us/j/84536964695?pwd=ZexUmuT4WLQaSeDvXPfYUfYKxB2gyC.1>

Meeting ID: 845 3696 4695

Passcode: 179305

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/absDsj3qlP>

Tuesday	April	22	2025	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)

7:30 PM 363 Ocean Avenue – Heather & Brett Rosenbaum – construct house addition and garage addition to a pre-existing non-conforming single-family residence with less than the required Side Yard Setback and that exceeds the Height maximum located within the Expanded Single Residence and Shoreline Expanded Single Residence Districts. The new additions will exceed the 10% expansion limits.

7:30 PM 12 John's Road – Christos Viores, Trustee Johns Road Realty Trust – to vary the application of the present Zoning By-law by allowing a Special Permit to demolish a pre-existing, non-conforming single family dwelling with less than the required Lot Area, Frontage, Front Yard Setback, Side Yard Setback, Open Area, and that exceeds the Height limit and to construct a new single family dwelling that will exceed the 10% expansion threshold for a non-conforming building in the Single Residence District.

7:45 PM 12 Edgemere Road – Susan B. Goldstein – construction of a new bedroom over an existing two-car garage on a pre-existing non-conforming single-family residence with less than the required Lot Area, Lot Width, Frontage, and Side Yard Setback located within the Shoreline Single Residence.

7:45 PM 421-423 Ocean Avenue – Michael Kaufman – demolition of an existing garage, the construction of a new garage structure, and exterior landscaping work at a pre-existing non-conforming single-family residence with less than the required Front Yard Setback and that exceeds the Height maximum located within the Shoreline Expanded Single Residence District.

8:00 PM 32 Pleasant Street – Thomas Saltsman – construction of a second-floor dormer and hallway extension on a pre-existing non-conforming single-family residence with less than the required Lot Area and Side Yard Setback located within the Central Residence District.

8:00 PM 7 Weston Road – Molly Strauss – construct a two-story addition to an existing single-family residence with less than the required Lot Area, Lot Width, Frontage, Front Yard Setback, and Side Yard Setback located within the Single Residence District. The new addition will have less than the required parking and exceed the 10% expansion limit.

8:15 PM 185 Pleasant Street – 185 Pleasant Street, LLC – to vary the application of the present Zoning By-Law by allowing a Special Permit or Variance for a change of use to a converted dwelling for a combined residential commercial building with a fourth residential unit on the ground floor located the B1 District.

8:15 PM 19 Endicott Avenue – Brooke Baker – construction of an addition to an existing single-family home on a lot with less than the required Lot Area, Lot Width, Frontage, Side and Front Yard Setbacks. The single-family home is located the Single Residence District. The proposed addition will have less than the required Side Yard Setback, Open Area, and exceed the 10% expansion limit for non-conforming buildings. **(Continued from March 25, 2025 – evidence taken).**

8:30 PM 349 Ocean Avenue – Richard Schenkel and Annie Dempsey – demolish a pre-existing, non-conforming single family dwelling that exceeds the maximum height and to construct a new single family dwelling in the Expanded Single Residence and Shoreline Expanded Single Residence Districts. The new construction will exceed the maximum height allowed, encroach on side yard setback (pool deck only), and will exceed the 10% expansion limit for a non-conforming structure.

1. **New Business Topics:**

Approve meeting minutes from March 25, 2025

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: April 15, 2025