



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	November	26	2024	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/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>

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 169 Jersey Street – James and Marguerite Bailey – request for permit extension.

7:30 PM 13 Buena Vista Road – Andrew Hench and Kristin Angell – remove existing steps, construct new steps and porch with roof and construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required frontage and front yard setback, located Single Residence District. The new construction will be within the Front Yard Setback.

7:30 PM 5 Harding Lane – John and Ann Shin -- renovate a two-story building, including a two-story addition at the rear façade, the construction of a new chimney, front porch steps, and dormer. This is located on a lot with less than the required frontage, front yard setback, and side yard setback in the Single Residence District. The new construction will be within the Side Yard Setback. **Applicant requests to continue to the next hearing.**

7:45 PM 8 Tucker Street – Taryn Flowers and Nebojsa Obradovic – demolish an existing deck and to construct a new deck and addition to a pre-existing non-conforming dwelling that exceeds the allowed Height and has less than the required side yard setback on a non-conforming lot with less than the required lot area, open area and parking. This is located in the Central Residence District.

7:45 PM 51 Lincoln Avenue – John and Bridget Thebeau – construct a two-story addition over a crawlspace with a primary bedroom, closet, and bathroom on pre-existing non-conforming lot with less than the required lot area and side yard setback as well as exceeded Height allowance. This is located in the Expanded Central Residence. The new construction will not exacerbate any of the pre-existing non-conformities.

8:00 PM 18 Devereux Street – Bill Beardslee – construct a new garage addition and amend a shed on a pre-existing non-conforming lot with less than the required lot area and side yard setback as well as exceeded height allowance. The addition that will be constructed will exceed the height allowance, have less than the required side yard setback and lot area and will exceed the 10% expansion limit for non-conforming buildings. This is located in the Single Residence District.

8:00 PM 421-423 Ocean Avenue – Peter W. Noyes and Nancy Noyes – modification of a condition contained in a Special Permit granted on August 25, 1994, which restricts the occupancy of the existing two-story carriage house on the lot, has less than required front yard setback, to being occupied only by family members, employees of the occupant of the main house, short-term guests, and prohibits rentals. The Applicant requests a Special Permit allowing the existing carriage house to be rented. There is no construction proposed. The lot is a dimensionally conforming lot, located in a Shoreline Expanded Single Residence District.

8:15 PM 7 Calumet Road – Hunter Stone – construct a new attic addition on a pre-existing non-conforming building which is located on a pre-existing non-conforming lot with less than the required frontage and side yard setback. The addition that will be constructed will encroach upon the side yard setback. This is located in the Single Residence District.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: November 18, 2024