



DATE POSTED:

Town Clerk Use Only

2024 JUN 17 PM 1:42

## **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>

<b>Tuesday</b>	<b>June</b>	<b>25</b>	<b>2024</b>	<b>7:30 PM</b>
Day of Week	Month	Date	Year	Time

**Agenda or Topics to be discussed listed below** (That the chair reasonably anticipates will be discussed)

**Approve ZBA Meeting Minutes for:**

April 23, 2024

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

**7:30 PM 67 Glendale Road – Barry Yackolow, Trustee** – construct a second-floor addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, width, front and side yard setback, and with less than the required open area. located at 67 Glendale Road in the Single Residence District. The new construction will exceed the allowed 10% increase for a non-conforming building and be within the side yard setback.

**7:30 PM 21A Curtis Street – Lori Simbliaris** – demolish an existing back deck, ramp and front covered porch and construct a new back deck with stairs and a new front porch to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, width, frontage, side yard setback, exceeding the maximum allowed height located at 21A Curtis Street in the Single Residence District. The new construction will be within the front and side yard setback.

**7:45 PM 80 Hoods Lane – Hoods Lime, LLC** – request to modify the development sequence language in the October 7, 2019 Special Permit Decision.

**7:45 PM 124 Front Street – Deborah Clarke** – construct a shed adjacent to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, front, rear and side yard setback, located at 124 Front Street in the Shoreline Central Residence District. The new construction will be within the side yard setback.

**8:00 PM 43 Rockaway Avenue – Tim Sullivan** – construct an addition, expand a deck, and install a covered porch at an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback, and exceeds the maximum height requirement located at 43 Rockaway Avenue in the Single Residence District.

**8:00 PM 170 Jersey Street – Julie Fitzgerald, TTE** – construct second floor addition, porch and stairs to an existing single-family dwelling on a preexisting non-conforming property with less than the required frontage and side yard setback, located in the Shoreline Single Residence District. The new construction exceeds the 10% expansion limits for a non-conforming building and is within the side yard setback. **(Request to continue to August 26, 2024 at 8:15PM – no evidence taken).**

**8:15 PM 4 Abernathy Road – Lee H. Chrisman and Marian Spurrier** – construct an addition, deck, and entryway to an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback and that exceeds the maximum allowed height, located in the Single Residence District. The new construction will be within the side yard setback and exceeds the 10% expansion limits for a non-conforming building. **(Continued from April 23, 2024 – evidence taken).**

**8:30 PM 6 Foster Street – Dominic Marinelli et ux, Trustees** – demolish and reconstruct a pre-existing non-conforming detached garage having less than the required front and side yard setback on a non-conforming lot, having less than the required lot area and lot width and located partially within an expanded single residence district and a shoreline expanded single residence district. The proposed construction includes the demolition of the existing single-story garage and construction of a new two-story detached garage within the same footprint. The proposed construction will be partially located within the front and side yard setbacks and will increase the gross floor area by more than the allowed 10% but will otherwise conform to all dimensional regulations. **(Continued from May 28, 2024 – evidence taken).**

**7:45 PM 5 Kimball Street – Kevin Walker et ux** to vary the application of the present Zoning By-law by allowing a Special Permit to replace an existing accessory building located on a lot with non-conforming lot area, width, frontage, height, open area and front and side yard setbacks. The new construction will have non-conforming front and side setbacks. **(Continued from May 28, 2024 – evidence taken).**

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty  
**Posted by:** Clerk, Engineering Department  
**Date:** June 17, 2024