



DATE POSTED:

(Town Clerk Use Only)

2025 JAN 17 AM 9:28

## **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>January</b>	<b>28</b>	<b>2025</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)

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

**7:30 PM 28 South Street – Taner Gokce** – construct add a second-floor addition to the rear of a pre-existing non-conforming single-family dwelling in the Central Residence District with less than the required Lot Area, Front Yard Setback, and Side Yard Setback. The addition will be built over the existing footprint of the first floor and will have no new dimensional non-conformities.

**7:30 PM 45 Humphrey Street – Michael O’Neil and Caroline Hobert** – construct a second-floor addition to a pre-existing non-conforming single-family dwelling in the Single Residence District with less than the required Frontage and Side Yard Setback. The addition will be built over the existing footprint of the first floor and will be within the Side Yard Setback.

**7:45 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. (**Continued from November 26, 2024 – no evidence taken**).

**7:45 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. **(Continued from November 26, 2024 – evidence taken).**

**7:45 PM 80 Naugus Avenue – Maxwell Solomon and Yulia Solomon** – construct an addition to a pre-existing non-conforming single-family dwelling that is located partially within the Side and Rear Yard Setbacks on a dimensionally conforming Lot with less than the required parking, located the Shoreline Single Residence District. The proposed construction will be located within the Side Yard Setback and exceed the allowed Height and 10% expansion limits on a pre-existing non-conforming building.

**8:00 PM 4 Wadden Court – James Dolan** – expand a pre-existing non-conforming single-family dwelling located in the Central Residence District on a non-conforming lot with less than the required Area, Frontage, Side Yard Setback, and Rear Yard Setback. The proposed expansion will be on the first and second floors and will be within the Side Yard Setback, have less than the required open area and parking, and exceed the 10% expansion limit.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty

**Posted by:** Clerk, Engineering Department

**Date:** January 17, 2025