



DATE POSTED: 2025 FEB 18 PM 3:44  
MARBLEHEAD  
Town Clerk Use Only

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## 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	February	25	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 33 Sagamore Road – Tom Beauregard** – demolish the existing attached garage and to construct in its place a newly built attached garage with a second floor on a pre-existing non-conforming single-family dwelling with less than the required Lot Area, Front Yard Setback, and Side Yard Setback in the Single Residence District. The proposed build will exceed the 10% expansion limits for non-conforming buildings and expand side yard encroachment.

**7:30 PM 7 Merrill Street – Jeffrey Heit and Luisa Boverini** – build a second-floor addition over the existing footprint of the home that will serve as a master bathroom on a pre-existing non-conforming single-family dwelling at in the Single Residence District with less than the required Lot Area, Frontage, 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

**7:45 PM 11 Kenneth Road – 4J Homes, LLC** – construction of additions to an existing single-family residential dwelling having less than required Front Yard Set Back, Side Yard Set Back, and exceeding the allowed Height, on a Lot having less than required Lot Width and Lot Frontage located a Shoreline Single Residence District. The construction will be partially located within the Front Yard Set Back and Side Yard Set Back, will increase the Height of the building, and will increase the Gross Floor Area by more than the allowed ten percent (10%) on a non-conforming building.

**7:45 PM 4 Point O Rocks Lane – Christopher Willett and Mary Sunday** – construct a new addition at the side and rear of an existing non-conforming property located in the Shoreline Expanded Single Residence District with less than the required Lot Area, Rear Yard Setback, and that exceeds the height requirement. The proposed addition will be in the Rear Yard Setback and Side Yard Setback.

**8:00 PM 17 Hawkes Street – Seventeen Hawkes Street Condominium** – remove a condition contained in a prior Special Permit limiting Unit 5, a residential unit, of the Seventeen Hawkes Street Condominium, to owner occupancy. The property at 17 Hawkes Street consists of a lot with less than the required Lot Area, Open Space Ratio and Required Parking. No external construction is proposed, all on the property located at in Business Residential District.

**8:00 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. (Continued from January 28, 2025 – no evidence taken) – **APPLICANT REQUESTS TO WITHDRAW APPLICATION WITHOUT PREJUDICE.**

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

**Approve meeting minutes from January 28, 2025**

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty

**Posted by:** Clerk, Engineering Department

**Date:** February 18, 2025