



DATE POSTED:

Town Clerk Use Only

2025 MAR 18 PM 3: 29

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

VIRTUAL MEETING

Zoom Conference join via the web link or Dial in

<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	March	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 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) – **BOARD TO VOTE TO ALLOW APPLICATION TO WITHDRAW WITHOUT PREJUDICE – continued from February 25, 2025.**

7:30 PM 20 Euclid Avenue – Kevin and Caroline Wojtas – allow a previously granted Special Permit to be extended by (6) six months. The Special Permit was issued on April 11, 2024 for the property located in the Single Residence District for the construction of a two story addition to the existing single-family dwelling.

7:30 PM 10 Naugus Avenue – Richard Jordan – allow a previously granted Special Permit to be extended by (6) six months. The Special Permit was issued on April 11, 2024 for the property located in the Shoreline Single Residence District for the construction of a single-family dwelling on a non-conforming lot.

7:45 PM 2 Wyman Road – Andrea S. Zeren – construction of an addition to a pre-existing non-conforming single-family dwelling with less than the required Front Yard Setback on a dimensionally conforming Lot, located in the Single Residence District. The proposed construction will exceed expansion limits on a pre-existing non-conforming building by more than 10%. The proposed construction will exceed the maximum building height requirement.

7:45 PM 30 Waldron Street – Sunil Dhaliwal – construction of a new addition at the north corner of the existing home and the renovation and restoration of the home. This is a single-family home that currently exceeds the maximum building height requirement and is in the Shoreline Single Residence District. The proposed construction will exceed the maximum building height requirement.

8:00 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.

8:00 PM 349 Ocean Avenue – Richard Schenkel and Annie Dempsey – ADMINISTRATIVE HEARING to allow for reduced floor area and height of building. The Special Permit was granted on September 24, 2024.

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

Approve meeting minutes from February 25, 2025

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: March 18, 2025