



MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §18-25 Act relative to extending 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

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/absDs3q1P>

Tuesday	June	23	2026	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)

DISCUSSION:

Zoning Board of Appeals Officers Vote – Chairman and Secretary

7:30 PM 14 Hereford Road – Alexandra Moss – ADMINISTRATIVE HEARING – relocate windows

7:30 PM 87 Naugus Avenue – Jocelyn Schepsis – to vary the application of the present Zoning By-laws by allowing a Special Permit for the demolition of an existing detached garage with less than required Side Yard Setback and construction of a new detached garage on a Lot with less than required Frontage located in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed construction will be partially located within the Front and Side Yard Setback, and will increase the Gross Floor Area by more than the allowed 10% for a pre-existing non-conforming building.

7:30 PM 7 Central Street – Marblehead Real Estate LLC – to vary the application of the present Zoning By-laws by allowing a Special Permit for the construction of additions to an existing commercial building and a change in use to a combined residential and non-residential building a Lot with less than required Lot Area and Parking located in a **BUSINESS 1 DISTRICT**. The proposed construction will have less than required Parking and decrease the Open Area Ratio.

7:45 PM 27 Tedesco Street – Milan Lucic – to vary the application of the present Zoning By-Law by allowing a Special Permit for the demolition of a nonconforming detached garage and the construction of new

barn structure at in the **SINGLE RESIDENCE DISTRICT**. The proposed new construction will be located within the side and rear setback and exceed the height requirement.

7:45 PM 27 Pickwick Road – Taryn and Robert Stockwell – to vary the application of the present Zoning By-Law by allowing a Special Permit for construction of a second-story addition and reconstruction of a roof over an existing landing on a pre-existing, nonconforming house with less than the required lot area, frontage, front yard setback and side yard setback in the **SINGLE RESIDENCE DISTRICT**. The proposed non-conformities are less than required lot area, frontage, front yard setback, side yard setback and the project exceeds the 10% expansion limits for non-conforming buildings.

8:00 PM 222 West Shore Drive – Buildwise Partners, LLC – (Continued from April 28, 2026 – evidence taken) – to vary the application of the Zoning By-Laws by allowing a Special Permit for the construction of certain additions to a pre-existing non-conforming single-family residence having less than the required Side Yard Setback on a dimensionally conforming Lot located a Single Residence District. The proposed construction will exceed the 10% expansion limits for a non-conforming building but will otherwise conform to all dimensional requirements of the Bylaw. **(APPLICANT REQUESTS TO WITHDRAW APPLICATION)**.

8:00 PM 1-3 Essex Street – Ruthy LLC – (Continued from April 28, 2026 – no evidence taken) – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new addition to a non-conforming mixed-use structure located at located in the B1 District. The new addition will have less than the required Lot Area, Open Area, Parking, Exceed the Height requirements, and exceed the 10% expansion limits for a non-conforming building.

8:15 PM 29 West Street – Page and Patrick Harrington – to vary the application of the present Zoning By-Law by allowing Special Permit(s) for the construction of one and two-story additions and the repair and reconstruction of the roof on the existing garage on a pre-existing non-conforming site with less than required Lot Area, Front Yard Setback and Side Yard Setback in the **SINGLE RESIDENCE DISTRICT**. The proposed work non-conformities are less than required Lot Area, Front Yard Setback, Side Yard Set Backs and exceeds the 10% expansion limits for a nonconforming building.

8:15 PM 38 Cedar Street – Kris Meola – to vary the application of the present Zoning By-Law by allowing Special Permit(s) to construct additions to a pre-existing non-conforming house on a pre-existing non-conforming lot that has less than required lot area, lot width, less than required frontage and has tandem parking. The existing house does not meet the required front and side yard setbacks. The proposed additions do not meet the required front and side yard setbacks and exceeds the 10% expansion limit for a non-conforming structure in the **SINGLE RESIDENCE DISTRICT**.

8:30 PM 116 Pleasant Street – Riptide Holdings LLC – (Continued from April 28, 2026 – evidence taken) to vary the application of the Zoning By-Laws by allowing a Special Permit for a change in use from a restaurant to a mixed commercial/residential use on a Lot with less than the required Lot Area, Frontage, Width, Side Yard Setback, Open Area and Parking located in a Business 1 District and Business Residential District. The proposed change in use will result in two dwelling units to be located on the second floor of the existing restaurant.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Community Development and Planning Department

Date: June 16, 2026