



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

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/absDs3qlP>

Tuesday	August	25	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)

7:30 PM 9 Ballast Lane – Preetha K. Nooyi – to vary the application of the present Zoning By-laws by allowing a Special Permit for the demolition of a pre-existing non-conforming single-family residence and construction of a new single-family dwelling and accessory building on a Lot with less than required Lot Area and Frontage located in an **EXPANDED SINGLE RESIDENCE DISTRICT**. The proposed construction will be partially located in the Side Yard Setback and will increase the Gross Floor Area by more than the allowed ten (10%) percent for a pre-existing non-conforming structure.

7:30 PM 50 Beacon Street – Kevin and Kathleen Lane – to vary the application of the present Zoning By-laws by allowing a Special Permit for the construction of a front porch addition to a pre-existing non-conforming single-family dwelling having less than required Front Yard, Side Yard and Rear Yard Setbacks, located on a Lot have less than required Lot Area, Lot Width, Open Area Ratio and tandem parking in a **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed additions will be located partially within the Front and Side Yard Setback and will reduce the Open Area Ratio.

7:45 PM 9 Kenneth Road – 4J Homes, LLC – to vary the application of the present Zoning By-Law by allowing a Special Permit for the demolition of an existing single-family residence with less than required Side and Rear Yard Setback and construction of a new single-family residence on a Lot with less than required lot area and frontage located in the **SHORELINE SINGLE RESIDENCE DISTRICT**. The proposed new

construction will be located within the Front and Side Yard Setback and increase the Gross Floor Area by more than the allowed ten (10%) percent on a pre-existing non-conforming building.

7:45 PM 299 West Shore Drive – Claudio Alvarez – to vary the application of the present Zoning By-Law by allowing a Special Permit for proposed additions to a non-conforming structure with less than the required Lot Area, Frontage, Side Yard Setback and tandem Parking in the **SHORELINE GENERAL RESIDENCE DISTRICT**. The proposed additions will be in the Side Yard Setback and exceed the allowed ten (10%) percent expansion limits on a pre-existing non-conforming building.

8:00 PM 50 Prospect Street – Matthew and Hanne Rush – to replace a prior Special Permit with a new Special Permit for the construction of additions, dormers and new roof framing on a pre-existing non-conforming house on a pre-existing, non-conforming Lot with less than required Lot Area and Side Yard Setback. The new non-conformities include less than the required Lot Area, Side Yard Setback and exceeds the 10% expansion limit for a non-conforming structure in the **SHORELINE SINGLE RESIDENCE DISTRICT**.

8:00 PM 20 Ticehurst Lane – Margaret Poolin – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new 6'9"x 9' single story addition and a new 10'6"x 26'3" deck, a portion of which sits within the Side Yard Setback on a pre-existing non-conforming lot with less than the required Lot Area, Lot Width, Frontage And Side Yard Setback in the **SHORELINE SINGLE RESIDENCE DISTRICT**.

8:00 PM 87 Naugus Avenue – Jocelyn Schepsis – (Continued from June 23, 2026 – evidence taken) 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.

8:15 PM 7 Central Street – Marblehead Real Estate LLC – (Continued from June 23, 2026 – evidence taken) 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.

8:15 PM 1-3 Essex Street – Ruthy LLC – (Continued from June 23, 2026 – 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.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Community Development and Planning Department

Date: August 18, 2026