

## **Zoning Board of Appeals**

**December 19 @ 3:00 pm – 4:00 pm ZOOM**

### **NOTICE OF HEARING(S) AND AGENDA**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

Location: via Zoom

A public hearing will be held by the ZONING BOARD OF APPEALS via remote technology (Zoom). To Join the Zoom Meeting go to [www.zoom.com](http://www.zoom.com) and enter the meeting ID and Password or use the following link; you may also join by telephone.

Join Zoom Meeting:

<https://us02web.zoom.us/j/81169048083?pwd=aGxtMm9wZjJrbUtaT3ZYUzF6SIBlZz09>

Meeting ID: 811 6904 8083

Passcode: 686533

To attend by telephone: +1 646 558 8656 US (New York)

Old Business: Approve minutes from prior meeting(s).

Reminders to complete any outstanding matters, i.e., decisions, training, compliance, signatures, etc.

New Business: Hearing(s) scheduled below.

3:00 PM PUBLIC HEARING on the petition filed by Matt and Alison Ackerman, owners of the property at 238 Wilson Road, Nahant, Massachusetts, appealing the denial by the Building Inspector of a building permit for the construction of a new single-family residence, citing the following: (1) The proposed Lot Coverage is 33% where the maximum allowed is 25%; (2) the proposed Rear Yard Setback is 8.5' where the minimum allowed is 20'; (3) the proposed Left Side Setback is 4.7' where the minimum allowed is 10'; (4) the proposed Right Side Setback is 4.9' where the minimum allowed is 10'; (5) the proposed Front Yard Setback is 20' where the minimum allowed is 25'; (6) the existing Area of Lot is 2,800 square feet where the minimum allowed is 10,000 square feet; (7) the existing Frontage is 35' where the minimum allowed is 75'; and (8) the proposed Number of Stories is 3 where the maximum allowed is 2.5.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

LYNN ITEM: THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: Jocelyn Campbell Phone: 617 650 0786 Email: [jcampbell4710@gmail.com](mailto:jcampbell4710@gmail.com)

Date: December 5, 2022 and December 12, 2022

Posted by the Town Clerk on December 5, 2022 at 09:32 AM

