

## **Zoning Board of Appeals**

**February 13 @ 3:00 pm – 5:00 pm via Zoom**

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

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

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](https://www.zoom.com) and enter the meeting ID and Passcode or use the following link; you may also join by telephone.

Join Zoom Meeting <https://us02web.zoom.us/j/86082237102?pwd=aFlGTGNZVIA1aUJmbzdIZVI2aE5kZz09>

Meeting ID: 860 8223 7102

Passcode: 700171

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.

**THIS AGENDA IS SUBJECT TO CHANGE**

3:00 PM CONTINUATION OF PUBLIC HEARING OPENED ON JANUARY 30, 2023, on the petition filed by Peter and Tracy McCarthy, owners of the property at 52 Castle Road, Nahant, Massachusetts, appealing the denial by the Building Inspector of a building permit to build a 4' x 7' mudroom and a 15' x 18' deck. The applicants seek variances and special permits where in regard to the proposed 4'x7' mudroom; the proposed lot coverage is 27% where the maximum allowed is 25%; the proposed right-side setback is an extension of the same where the minimum allowed is 10'; the proposed floor area ratio is 67% where the maximum allowed is 45%. Regarding the proposed 15'x18' deck, the proposed lot coverage is 33%, where the maximum allowed is 25%; the proposed right-side setback is 8', where the minimum allowed is 10'; and the proposed left side setback is 8', where the minimum allowed is 10'.

3:30 PM CONTINUATION OF PUBLIC HEARING OPENED ON JANUARY 30, 2023 on the petition filed by Eugene Spelta, owner of the property at 14 Summer Street Court, Nahant, Massachusetts, appealing the denial by the Building Inspector of a building permit for the construction of a new 24' x 24' garage where the existing shed exists. The applicant seeks variances and a special permit where the proposed construction of the detached accessory building violates Section 5.03 of the Zoning By-laws of the Town of Nahant in the following areas: The proposed lot coverage is 43% where the maximum allowed is 25%; the proposed front setback is 19' where the minimum allowed is 25'; the proposed side 1 setback is 5' where the minimum allowed is 10', and the proposed side 2 setback is 5' where the minimum allowed is 10'.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

LYNN ITEM January 16, 2023, and January 23, 2023

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Posted by the Town Clerk on January 31, 2023 at 09:01 AM

