

## **Zoning Board of Appeals**

**January 30 @ 3:00 pm – 4:00 pm via ZOOM**

### **NOTICE OF 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/87137831335?pwd=VUQ3MlFscXdkWWZvWVZUWHZNdDM0QT09>

Meeting ID: 871 3783 1335                      Passcode: 565679

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 PUBLIC HEARING 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 PUBLIC HEARING 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

Organizer: Jocelyn Campbell      Phone: 617-650-0786

Email: [jcampbell4710@gmail.com](mailto:jcampbell4710@gmail.com)

Posted by the Town Clerk on January 9, 2023 at 03:34 PM