

TOWN OF NAHANT - ZONING BOARD OF APPEALS

Date and Time: Monday, August 28, 2023, at 3:00 PM

Location: via Zoom

NOTICE OF HEARING 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 and enter the meeting ID and Passcode or use the following link; you may also join by telephone.

Zoom Meeting: <https://us02web.zoom.us/j/84598042556?pwd=UURNSllxdkZVMkd0cmoybUIXZlljQT09>

Meeting ID: 845 9804 2556 Passcode: 648720

Dial by your location +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 Marc and Jennifer Carbone, owners of the property located at 5 Ellsworth Road, Nahant, Massachusetts, appealing the denial by the Building Inspector of a building permit to remove and replace a garage with a new 1 ½ story wood framed garage with storage above where the proposed garage is in violation of Section 5.03 of the Zoning By-Laws. The applicant seeks a special permit or variance for the proposed garage height of 23'9" where the maximum allowed is 16', the proposed lot coverage is 31% where the maximum allowed is 25%, and the proposed Wendall Road setback is 15' where the minimum allowed is 25'.

3:30 PM PUBLIC HEARING on the request for enforcement filed by Katherine Lundberg, owner of the property located at 89 Willow Road, Nahant, Massachusetts, appealing the decision of a request for enforcement regarding a shed dated June 15, 2023, stating that the shed was in violation of the Nahant Zoning Bylaws due to (1) a lack of a permit for work on the shed, and (2) the shed is no longer free-standing, and therefore needs to comply with setbacks. The enforcement order requires the homeowner to detach the shed from the property or seek relief from the Nahant Zoning Board of Appeals allowing the non-conforming shed.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson
LYNN ITEM August 14, 2023, and August 21, 2023

Organizer: Jocelyn Campbell

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Posted by the Town Clerk on July 25, 2023 at 04:06 PM

