

Zoning Board of Appeals

October 4 @ 4:30 pm – 6:30 pm 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.

Join Zoom: <https://us02web.zoom.us/j/87688059298?pwd=czVkQTIMWkNGZGhEQWJsTmlBcUozdz09>

Meeting ID: 811 8977 5378

Passcode: 872221

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

4:30 PM PUBLIC HEARING on the petition filed by Paul and Robin Waters, owners of the property located at 43 Pleasant Street, Nahant, Massachusetts, seeking a Special Permit for the removal of the existing single-family house and construction of a new single-family house. The Building Inspector has denied their request for a Building Permit, where the proposed new house is in violation of Section 7.03E of the Nahant Zoning By-laws where; Notwithstanding any other requirements of Section 7.03, no structure, constituting the principal use, located on a nonconforming lot, whether such structure is conforming or nonconforming, may be removed and reconstructed, or removed and replaced elsewhere on such lot without a special permit.

5:00 PM PUBLIC HEARING on the petition filed by Sally Sampson, owner of the property located at 43 Colby Way, Nahant, Massachusetts, seeking a Special Permit or Variance to relocate the existing main entry door from the right façade to the front façade and erect an associated cantilevered gable end roof and landing. Selectively demo the existing lower/minor gable roof and erect a new roofline to match the primary/major gable roofline at the residence to accommodate better space within for a code-compliant stair. The Building Inspectors issued a Stop Work Order on August 23, 2023, because Building Permit # R-23-00131 was issued in error. Section 3 of the Building Permit application states: "Kitchen and Bath gut renovation, new windows and finish exterior cladding with roof repair." The applicant failed to note that additions were to be made to the 2nd and 3rd floors. These additions, as built, increase the Floor Area Ratio to 1485 sq. ft., which is 59% of the lot area of 2411 sq. ft.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

LYNN ITEM September 20, 2023, and September 27, 2023

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Organizer: Jocelyn Campbell

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Zoom

Posted by the Town Clerk on September 27, 2023 at 10:20 AM