

Zoning Board of Appeals

November 21 @ 3:00 pm – 5:00 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.

Zoom Meeting: <https://us02web.zoom.us/j/85210259080?pwd=V2RvVctLZm80aDJTQ2pBTE91QjJOUT09>

Meeting ID: 852 1025 9080

Passcode: 329047

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 David and Kristin Elmer, owners of the property located at 215 Nahant Road, Nahant, Massachusetts, appealing the denial by the Building Inspector of a building permit to erect an accessory building 8' x 10' x 10.5" where the proposed construction of the detached accessory building is in violation of Section 5.03 of the Nahant Zoning By-laws. The applicant seeks a special permit and variance for the proposed front setback of 17.25', where the minimum allowed is 25', and the proposed side setback of 2.5', where the minimum allowed is 10.'

3:30 PM PUBLIC HEARING on the petition filed by Michael Devereaux, owner of the property located at 41 Wharf Street, Nahant, Massachusetts, appealing the denial by the Building Inspector of a building permit to remove and reconstruct a single-family dwelling, where the proposed dwelling is in violation of Sections 5.02D and 7.03E of the Nahant Zoning By-laws. The applicant seeks a variance and a special permit for the proposed height of 32'6," where the maximum allowed is 30,' and to remove and reconstruct a single-family dwelling where, notwithstanding any other requirements of Section 7.03, no structure, constituting the principle 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.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

LYNN ITEM November 7, 2023, and November 14, 2023

Organizer: Jocelyn Campbell Phone: 617-650-0786

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Zoom

Posted by the Town Clerk on November 2, 2023 at 02:29 PM