

Town of Nahant - Zoning Board of Appeals

NOTICE OF HEARING AND AGENDA

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

Date and Time: May 22, 2024, at 3:00 PM Eastern Time

Location: via Zoom

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/84228396050?pwd=dHpGcFJEM2oralR5bTA3dIRQcXptdz09>

Meeting ID: 842 2839 6050 Passcode: 313451

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.

New Business: Hearing(s) scheduled below.

THIS AGENDA IS SUBJECT TO CHANGE

3:00 PM PUBLIC HEARING on the petition filed by Chris Drucas Esq., on behalf of Bruno and Stephanie DiPrimio, owners of the property at 24A Emerald Road, Nahant, Massachusetts, seeking a variance and/or special permit to demolish and replace an existing screen porch at the front of the building and construct a new enclosed sunroom adding approximately 184 square feet and new front steps to the existing structure. The Building Inspector denied the building permit on March 19, 2024, where the proposed project violates Section 5.03 of the Nahant Zoning By-laws; where the proposed lot coverage is 29%, and the maximum allowed is 25%, where the proposed left side setback is 5.2', and the minimum allowed is 10', and, where the proposed right side setback is 4.1', and the minimum allowed is 10'.

3:30 PM PUBLIC HEARING on the petition filed by Mark and Susan Murphy, owners of the property at 38 Swallow Cave Road, Nahant, Massachusetts, seeking a special permit to demolish an existing home and construct a new home. The Building Inspector denied the building permit on April 10, 2024, where the proposed dwelling violates the Nahant Zoning By-laws, Section 5.02A, due to the number of residential buildings on the lot, and Section 7.03E, where 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 May 8, 2024, and May 15, 2024

ORGANIZER: Jocelyn Campbell Phone: 617-650-0786 Email: jcampbell4710@gmail.com

VENUE: Zoom

Posted by the Town Clerk on April 25, 2024 at 03:50 PM

