

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: Monday, December 16, 2024, at 5:00 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; or you may also join by telephone.

Join Zoom Meeting

<https://us02web.zoom.us/j/81521507720?pwd=aYCXnfoCRcosTxOgjBnaZafeKbdNx2.1>

Meeting ID: 815 2150 7720

Passcode: 860970

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

5:00 PM PUBLIC HEARING on the petition filed by Richard Bozarjian, owner of the property located at 5 Ward Road, Nahant, Massachusetts. The petitioner seeks a Special Permit or a Variance to construct an accessory building 12' x 20' x 13.3'. The Office of the Building Inspector denied a building permit on October 7, 2024, where the proposed project would be in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant in the following areas: (1) the proposed Left side setback is 2.2' where the minimum allowed is 10' and (2) the proposed Rear setback is 4.1' where the minimum allowed is 20.'

5:30 P.M. PUBLIC HEARING continuation of a hearing on the petition filed by Sean and Luz Quirk, owners of the property located at 36 Pearl Road, Nahant, Massachusetts. The petitioners seek a Special Permit or a Variance to construct a 24' x 24' garage to be attached to their existing home. The Office of the Building Inspector denied a building permit on September 26, 2024, where the proposed location would be in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant, where the proposed garage would be located at 15.2' and the Front Setback is 25.'

6:00 P.M. PUBLIC HEARING on the petition filed by Joseph Turnbull, owner of the property located at 58 Breezy Hill Terrace, Nahant, Massachusetts. The petitioner seeks a Special Permit or Variance to construct a two-room addition not to exceed the existing height of the structure. The Office of the Building Inspector denied a building permit on September 30, 2024, where the proposed project would be in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant in the following area: the proposed Lot Coverage is 30.3% where the maximum allowed is 25%.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson
LYNN ITEM December 2, 2024, and December 9, 2024