Zoning Board of Appeals
December 14 @ 3:00 pm - 4:00 pm

- 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 14, 2026, at 3:00 PM Eastern Time

Location: via Zoom

Public hearing(s) 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 Meeting
https://us02web.zoom.us/j/89592568826?pwd=JjaUdC5kDieMcqFTG7iJYmwEbWfiGa.1

Meeting ID: 895 9256 8826 Passcode: 701370

-One tap mobile
+16469313860,,89592568826#,,,,*701370# US
+19292056099,,89592568826#,,,,*701370# US (New York)

Or join by telephone:
Dial 1-305-224-1968, then enter the Meeting ID and Passcode.

Residents who cannot attend may send comments by letter or email to the building department, Attn: Jennifer Craft, or by email jcraft@nahant.org.

THIS AGENDA IS SUBJECT TO CHANGE

3:00 P.M. PUBLIC HEARING:

84 Little Nahant Road filed by Jeffrey M. Tucker, Architect, on behalf of Christopher & Katlyn Hanly, owners of the property at 84 Little Nahant Road, Nahant, Massachusetts (the "Petitioners"). The Petitioners seek a special permit per § 7.03(D)3 of the Nahant Zoning Bylaws to add a third-floor attic addition with a new front porch and deck, attach the garage, and create living space and storage in the garage. The Building Commissioner denied the building permit on October 7, 2026, because the proposed construction violates Section 5.03 of the Bylaws as follows: The front porch would encroach into the side yard to within 5' of the property line, where a minimum of 10' is required; the dormer would encroach into the side yard to within 3.7' of the property line, where a minimum of 10' is required, the proposed dormers would result in a height of 31' 2 and 3/8", where the maximum of 30' is required; the rear addition and front covered porch would result in a building coverage of 39.9 %, where a maximum of 25% is allowed, and the floor area ratio is proposed to be 67.7% where a maximum of 45% is allowed. Any zoning relief that may be required in adherence to the Nahant Zoning Bylaws shall be considered by the Board.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

Posted by Nahant Town Clerk on Wednesday, November 25, 2026 @ 11:37 am