



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

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PUBLIC HEARING NOTICE

Notice is hereby given that the **SWAMPSCOTT ZONING BOARD OF APPEALS** will be holding a public meeting at the following time and location:

Date: TUESDAY, NOVEMBER 28TH, 2017
Location: SWAMPSCOTT HIGH SCHOOL, ROOM B129, 200 ESSEX STREET
Begins at: 7:00 PM

AGENDA

1. **7:00 PM** – Review and approve minutes from previous meetings.
2. **7:00PM PETITION 17-20** (15 TIDD STREET) : Application by CYNTHIA M. COX seeking a dimensional variance to renovate the existing second floor to match the footprint of the first floor. The exiting roof at rear back corner of the home extends over the property line into the neighbor's property and will continue to extend the same distance into the neighbor's property after construction. House is currently non-conforming and will continue to be so afterward. Map 7, Lot 30. *Continued from October's meeting.*
3. **7:00PM PETITION 17-22** (25 GLEN ROAD) : Application by ERIC LOMAS, ESQ for owner MARK DELISLE seeking a special permit (nonconforming use/structure), site plan special permit, and dimensional variance for the conversion of an existing single-family home into a two-family home and the construction of a new two-family residence as a second principal structure on the property. Map 23, Lot 9a. *Continued from October's meeting.*
4. **7:15PM PETITION 17-24** (644 & 646 HUMPHREY STREET) : Application by AREA TWO REALTY LLC requesting to amend a Special Permit issued for the property, specifically a condition from the decision requiring all occupants of the building on the property (commonly known as "Humphrey Plaza") to apply to the Board of Appeals for a Special Permit to occupy. Map 23, Lot 10.
5. **7:15PM PETITION 17-25** (48 BRADLEE AVENUE) : Application by DAVID & KRISTEN DISHMAN requesting a special permit (nonconforming use/structure), site plan special permit, and dimensional variance. Applicants are seeking to demolish an existing single car garage damaged in fire and construct a new 2-car tandem garage with 2nd story master bedroom and bath. Applicant also seeking relief from required 7' 6" side-yard setback to 2' 8" whereby new addition will also result in a greater than 17% increase in current gross floor area and is greater than 800 sf in total. Map 31, Lot 78.
6. **7:30PM PETITION 17-26** (14 BAY VIEW DRIVE) : Application by STEPHEN ROBERTS and PATRICIA WARD requesting a special permit (nonconforming use/structure) and dimensional variance to reconstruct a previously-existing single-family dwelling destroyed by fire. The new structure would be setback from the front lot line by 8' where 20' is required; requested setback being equal to front setback of the previous structure. Map 20, Lot 141.
7. Other business that may properly come before the Board.

Marc Kornitsky
Zoning Board of Appeals Chair