

**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD, GLOUCESTER MA 01930**

CITY CLERK
GLOUCESTER, MA
2020 FEB 10 AM 11:49

February 27, 2020 Meeting
Kyrouz Auditorium City Hall, 9 Dale Avenue

AGENDA

Listed items may be heard out of order.

**Approval of Minutes:
2/13/2020**

**Old Business:
New Business:**

Continued Hearings:

Petition of Grace Curcuru Family Trust seeking Notice of Appeal to sec. 1.6 GZO; appeals from a decision of the Inspector of Buildings for insufficient notice, failure to provide documents, failure to substantiate building unsafe and dangerous at **80 Commercial St. (Map 1, Lot 11)**

Petition of DLM Properties, LLC appealing the Building Commissioners decision that metal dumpsters are a structure and need to meet front yard setback requirements. If unsuccessful in the appeal the Applicant seeks Variances for front yard and side yard setbacks and Variances from Section 4.1.4 (A) (7, 8, 9) to allow a parking area within one foot of the external property line and Section 4.5.1 to allow an existing parking area and industrial uses to remain unscreened at **24 Kondelin Rd. (Map 197, Lot 13)**

New Hearings:

Petition of Thomas Baker seeking Variances, lot area, lot area per swelling unit to allow petitioner to divide a merged lot into 2 lots at **4 Cononicus Rd. and 31 King Phillip Rd.**
(Map 230, Lot 15 & 16)

Petition of Robert and Frances Osten seeking Variance 3.2 right side setback to allow construction of a new attached garage at **74 Holly St.** (Map 123, Lot 23)

Petition of Matthew Swansburg seeking Variance, front yard setback to allow construction of a single family with attached garage. Garage within front yard setback at **13 Old Salem Rd.**
(Map 215, Lot 40)

Petition of Cape Ann Investment Group seeking Special Permit 2.3.1 (7) to alter/expand non-conforming structure, Variances 3.2.2 front yard setback, side yard setback, lot width, lot area, lot frontage, percentage of vegetated cover from parking design and layout 4.1.4, demolition of existing structure and construct new 3 story structure with 6 dwelling units and 6 parking spaces on lot at **18 Spring St. (Map 12, Lot 54)**

Petition of Regina Attaya seeking Special Permit to alter/Expand non-conforming structure 2.4.3 (6), Variances for side yard setbacks, lot width, distance from accessory building to street, allow parking in front yard setback, accessory closer to street than principal building to allow addition to existing structure, conversion of property to 3 family with parking in front yard setback at **86-86 R Rocky Neck Ave.** (Map 128, Lot 37 & 38)

Petition of Wendy Lippe seeking a Special Permit to alter/expand a non-conforming structure to exceed maximum allowable building height to allow demolition of existing structure and construction of a new dwelling at **26 High Rock Terrace.** (Map 180, Lot 16)

Petition of Corey Grammas seeking a Special Permit 2.3.4 #9 to allow a new exterior deck on restaurant to be used for outdoor seating and restaurant & bar service at **84 Causeway St.** (Map 233, Lot 47)

Joseph Parisi, III, Chairman

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Gloucester Times:

February 13 and February 20, 2020

The above applications and petitions may be viewed at the office of the Building Inspector during normal business hours.