



CITY CLERK  
GLOUCESTER, MA  
2021 SEP 20 AM 10: 05

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

September 30, 2021 Meeting, 7 PM  
Kyrouz Auditorium City Hall, 9 Dale Avenue

**\*\*\*\*REVISED AGENDA\*\*\*\***

Listed items may be heard out of order.

**Approval of Minutes:**

8/26/2021 & 9/9/2021

**Old Business:**

Review of the previously issued decision to discuss if the change is substantial at **494 Washington St. (Map 110, Lot 5)**

Petition of John R. Robey Trustee Anjoroha Trust seeking Special Permit 3.2.1 (b) Variances 3.2.1 lot width, lot area, lot frontage to allow conversion of a barn into a single family dwelling at **916 Washington St. (Map 138, Lot 38)**

Petition of Maureen F. Malloy, Trustee, et al seeking Special Permit 4.1.2 and Special Permit 2.3.4 (9) to allow to continue to use their seasonal tent for outdoor dining permanently at **31 Western Ave. (Map 2, Lot 42)**

**New Business:**

Petition of Laura Dwyer seeking Variance 3.2.1 (c) distance from accessory building to street, Special Permit 3.1.6 to exceed maximum allowable building height (accessory) to allow construction of a detached garage at **5 B Stanwood Pt. Unit 5B (Map 230, Lot 160 B)**

Petition of A-1 Construction Solutions Corp. seeking Special Permit 1.9, Special Permit 2.3.1 (6), Special Permit 3.1.6 (a) and Variance sec. III right side yard to allow Construction of two-unit addition to existing one family dwelling creating a three family dwelling at **18 Trask St. (Map, 28, Lot 92)**

Petition of Carlo's Inc. seeking Special Permit sec. II for new use or change of use, Special Permit 3.1.6 (a) to exceed maximum allowable building height and Variance sec. III side yard setback to allow to restore previous dwelling unit and construct second dwelling unit on existing second and third floor. Construct dormers and exterior staircase for egress at **278 Main St. (Map 13, Lot 3)**

Petition of Stephen & Deborah Arena seeking Special Permit 1.9 alter expand a non-conforming structure, Special Permit 2.4.5 demolition and replacement of a pre-existing non-conforming single or two family residence to allow demolition of an existing single-family and replace it with a new single family dwelling at **128 Wheeler St. (Map 99, Lot 45)**

Petition of Edward Gallegos seeking Special Permit 2.3 (7) to convert a three family to a four family, Special Permit 2.4.3 alter/expand a non-conforming structure, 3.1.6 (b) exceed maximum building height and Variances for Lot width, right side yard, left side yard, front yard #1, front yard #2 to allow conversion from a 3 dwelling unit to a 4 dwelling unit at **32 Beacon St. (Map 16, Lot 53)**

**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.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

**All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.**



CITY CLERK  
GLOUCESTER, MA  
2021 SEP 13 PM 2:32

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