



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

MEMBERS
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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, OCTOBER 24, 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. **7:00 PM PETITION 17-15** (12 JUNIPER ROAD) : Application by MICHAEL RUIZ seeking a special permit (nonconforming use/structure) for the demolition of an existing one-story garage and foundation, and building a two-and-a-half story addition. Front setback to decrease 3-feet, and side setback to change 4-feet, with the lot coverage increasing 312 feet. Map 26, Lot 135. *Continued from September.*
3. **7:00 PM PETITION 15-42** (12-24 PINE STREET) : Review of sunset provision (8-months) of a use special permit granted to CHARLES PATSIOS to allow the petitioner the use of storage of vehicles and light motor vehicle service. Map 3, Lot 4. *Continued from September.*
4. **7:15PM PETITION 17-19** (50 GALLOUPES POINT ROAD) : Application by ERIC and XIMENA TALKCOFSKY c/o KENNETH B. SHUTZER, ESQ. seeking a Use Special Permit, Dimensional Special Permit, Special Permit (5.3.0.0), and a Site Plan Special Permit, to demolish an existing shed and replace with a conforming unattached garage (carriage-house) to accommodate additional motor vehicles and miscellaneous pool and tennis court equipment, etc. Map 26, Lot 24.
5. **7:15PM 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.
6. **7:30PM PETITION 17-21** (36 EDGEHILL ROAD) : Application by RALPH W. REID seeking a dimensional special permit for a right rear yard setback violation created due to a surveying miscalculation during the positioning of the foundation. The setback currently stands at 6.1' where 7.5' is required, the applicant is seeking relief to keep the setback 6.1'. Map 12, Lot 42.
7. **7:30PM 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.
8. **7:45PM PETITION 17-23** (324 ESSEX STREET) : Application by RIVERWORKS INVESTMENT CORP./ROBERT GINSBERG c/o KENNETH B. SHUTZER, ESQ seeking a use special permit and a special permit (signs) for use of the property as a professional office. Map 13, Lot 135.
9. Other business that may properly come before the Board.

Marc Kornitsky
Zoning Board of Appeals Chair