



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: MONDAY, DECEMBER 21, 2016
Location: SWAMPSCOTT SENIOR CENTER, 200 ESSEX STREET (REAR)
Begins at: 7:00 PM

AGENDA

1. **7:00 PM** – Review and approve minutes from previous meetings.
2. **7:00 PM – PETITION 16-29** (14 BAY VIEW DRIVE) : Application of KENNETH SHUTZER o/b/o STEVEN P. BANKS seeking a special permit (nonconforming use/structure), dimensional special permit, and dimensional variance to rebuild a single-family residence replacing a structure destroyed by fire on a nonconforming lot. Map 20, Lot 141. *Continued from November meeting*
3. **7:00 PM – PETITION 16-32** (51 LINCOLN HOUSE AVENUE) : Application of PHILO T. and JOY R. PAPPAS seeking a dimensional special permit, site plan special permit, special permit (nonconforming use/structure), and special permit under the Bransford line of cases to demolish an existing single-family dwelling and build a new single-family dwelling with reduced rear yard setback on a nonconforming lot. Map 21, Lot 66. *Continued from the November Meeting.*
4. **7:15 PM – PETITION 16-34** (16, 18, 20 ATLANTIC AVENUE) : Application of VERSACON LLC seeking an appeal of the determination of the Inspector of Buildings regarding the location of bulkheads with setback requirements. Map 29, Lots 4-8, 4-9, 4-10. *Continued from the November Meeting.*
5. **7:15 PM – PETITION 16-35** (51 GLEN ROAD) : Application of KASPER PROPERTIES LLC. Seeking a dimensional special permit for lot coverage and front and side-yard setbacks to convert a 2-family nonconforming structure into a 3-family use. Seeking as well a special permit (nonconforming use/structure) in A3 district and a site plan special permit and any other special permit or variance under the applicable sections of the By-Laws the Zoning Board shall deem required. Map. 23, Lot 13.
6. **7:30 PM – PETITION 16-36** (96 & 96A PURITAN ROAD) : Application by PATRICIA CASHMAN to appeal the findings and order by the Inspector of Buildings to immediately evict any persons living in the rear structure and anyone living in the front building to vacate on December 1, 2016 and any resultant fines in violation thereof. Map 21, Lot 24.
7. **7:30 PM – PETITION 16-37** (168C HUMPHREY STREET) : Application by STEPHEN ROWE seeking a special permit to reduce the number of off-street parking spaces required from eight parking spaces to one in relation to opening and operating a small office (home care service). Map 2, Lot 178-C.
8. **7:45 PM - PETITION 16-38** - (36 EDGEHILL HILL) : Application by UBW, INC. to construct a single-family dwelling in an A2 district on an irregularly shaped lot containing less than the required minimum lot size and with less than required frontage. Map 12, Lot 41.
9. Set next meeting dates.
10. Other business that may properly come before the Board

Marc Kornitsky
Zoning Board of Appeals Chair