



MANCHESTER-BY-THE-SEA

Town of Manchester-by-the-Sea

ZONING BOARD OF APPEALS • TOWN HALL
Manchester-by-the-Sea, Massachusetts 01944-1399
Telephone (978) 526-1410 FAX (978) 526-2001

JAN 31 2019

Town Clerk

Manchester-by-the-Sea Zoning Board of Appeals: Meeting and Hearing Notice

Date: **February 27, 2019**
Time: 7:00 p.m.
Location: Town Hall, 10 Central Street, Room 5

NOTICE OF PUBLIC HEARING

The **Zoning Board of Appeals** of the **Town of Manchester-by-the-Sea** will hold a Public Hearing on **Wednesday, February 27, 2019 at 7:00 p.m.** at the **Town Hall, Room 5**, on the following matters:

NEW APPLICATIONS

1. Application of **Mark B. Glovsky, Trustee, Twenty-Nine Old Neck Road Trust**, for a Special Permit under Sections 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to allow modification of a non-conforming lot (three (3) dwellings on one (1) lot and side yard setback violations) by permitting reduction in lot area to allow transfer of one (1) dwelling and 16,337 square feet of land to abutter, at **29 Old Neck Road**, Assessor's Map No 13, Lot 35 in District E, filed with the Town Clerk on January 22, 2019.
2. Application of **Mark G. Glovsky, Trustee, Proud Eagle Realty Trust**, for a Special Permit under Sections 6.1.2 and 7.5.2, and a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to allow the existing 1-1/2 story wood-frame garage to be used and occupied as family living quarters by an employee of the applicant, who will be employed on the property, and a Variance to allow the reduction in the front yard setback from 40 feet to 30.9 feet for the wood-frame garage, at **1 Eagle Head Road**, Assessor's Map No. 13, Lot 36 in District E, filed with the Town Clerk on January 22, 2019.
3. Application of **Mirza and Nora Cifric**, for a Special Permit under Sections 6.1.2 and 7.5.2, of the Zoning By-Law, and/or other relief as may be necessary, to add gables and dormers to existing roof, at **16 Smith's Point Road**, Assessor's Map No. 20, Lot 6 in District E, filed with the Town Clerk on January 23, 2019.
4. Application of **11 Tuck's Point Road LLC**, for a Special Permit under Sections 6.1.2 and 7.5.2, of the Zoning By-Law, and/or other relief as may be necessary, to allow for a modification of a Special Permit from September 22, 2018, to reduce the size of the garage that was approved from 1600 square feet to 996 square feet, at **11 Tuck's Point Road**, Assessor's Map No. 22, Lot 35 in District E, filed with the Town Clerk on January 24, 2019.

ADMINISTRATIVE MATTERS

ZBA Meeting Minutes: Review and approval of the January 23, 2018 minutes.

ZBA Application Revisions: Final discussion and vote regarding revisions to the ZBA Application.

Any other administrative matters that could not reasonably have been anticipated in advance of the required 48-hour posting.

NOTICE OF PRE-HEARING SITE VISITS

Members of the Zoning Board of Appeals will conduct site visits at the below-listed properties on **Saturday, February 23, 2019, starting at 9:30 a.m.** The visit is expected to last approximately 15 minutes, and the applicant(s) and/or their representative(s) should be present and prepared to describe their proposed projects.

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|---------------------------------|-----------------------|
| 1. Mark Glovsky, Trustee | 29 Old Neck Road |
| Twenty-Nine Old Neck Rd. | |
| Trust | |
| 2. Mark Glovsky, Trustee, Proud | 1 Eagle Head Road |
| Eagle Realty Trust | |
| 3. Mirza & Nora Cifric | 16 Smith's Point Road |
| 4. 11 Tuck's Point Road | 11 Tuck's Point Road |

Bridget Murray, Esq., Chairman
Zoning Board of Appeals

**Filed in the Office of the Town Clerk
Manchester-by-the-Sea
Massachusetts**

Date: January 31, 2019 Time: 8:50 AM

Adele Ardolino
Assistant Town Clerk