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Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

COMMITTEE/BOARD NAME: Zoning Board of Appeals
DATE: Wednesday, April 28, 2021
TIME: 7:00pm
LOCATION: Virtual Meeting

Join the online Zoom meeting:

<https://zoom.us/j/92884476367?pwd=ZE9heEh3SENEUXJjN0xBMzNLelITUT09>

Meeting ID: 928 8447 6367

Passcode: 088110

One tap mobile

+16465588656,,92884476367# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 928 8447 6367

PUBLIC HEARING—CONTINUED APPLICATIONS

Application of **Steve & Jenny Athanas** for a Variance under Section 5.4 of the Zoning By-Law with regard to side setback, lot coverage by structure, and lot coverage by impervious surface, and/or other relief as may be necessary, to construct a 2-story addition on an existing non-conforming lot, at **144 Summer Street**, Assessor's Map No. 39, Lot No. 56 in District A, filed with the Town Clerk on January 20, 2021.

Five (5) Applications of **Binnabah, LLC (Jeffrey Karpowich)** for Special Permits under Sections 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to alter and expand existing non-conforming single-family structures on non-conforming lots in accordance with the plans submitted with the applications filed with the Town Clerk on December 16, 2020 at the following locations:

- 1 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 65 in District G
- 3 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 66 in District G
- 5 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 67 in District G
- 7 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 71 in District G
- 9 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 70 in District G

Application of **Lisa Martinez and Chris Williams** for an Appeal of an Administrative Decision by the Building Inspector, dated January 13, 2021, regarding **48 Central Street**, Assessor's Map No. 44, Lot No. 19 in District G, filed with the Town Clerk on February 11, 2021.

PUBLIC HEARING—NEW APPLICATIONS

Application **Abigail & Peter Considine** 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 construct a screened-in porch on an existing non-conforming deck which encroaches in the side setback, at **25 Pleasant Street**, Assessor's Map No. 40, Lot No. 5 in District D, filed with the Town Clerk on March 15, 2021.

Application of **Andrew Crocker on behalf of Ian & Debra Wood** for a Variance under Sections 7.4.6 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to construct a second-floor addition to an existing non-conforming garage which encroaches into the front setback, at **5 Alpine Road**, Assessor's Map No. 28, Lot No. 55 in District A, filed with the Town Clerk on March 31, 2021.

Application of **Victor Kaufman & Lise Ann Balch** 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 construct an addition to an existing non-conforming structure which encroaches into the front setback, at **6 Knight Circle**, Assessor's Map No. 51, Lot No. 76 in District D, filed with the Town Clerk on March 31, 2021.

Application of **Kenneth & Dorota Keverian** for a Special Permit under Sections 4.1.10(f), 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to construct a sports court, at **27 Old Neck Road**, Assessor's Map No. 13, Lot No. 33 in District E, filed with the Town Clerk on March 31, 2021.

Application of **Jessica Tully & Brian Molisse** 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 construct a second floor addition to an existing non-conforming structure on a non-conforming lot which encroaches into front setbacks, at **63 Old Essex Road**, Assessor's Map No. 58, Lot No. 24 in District B, filed with the Town Clerk on March 31, 2021.

Application of **Andrew Everleigh of Environmental Pools on behalf Robert & Tatum Brooks** for a Special Permits under Sections 4.1.10(f), 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to construct a gunite swimming pool with pool house, patio and surrounding fence, at **34 Pleasant Street**, Assessor's Map No. 41, Lot No. 67 in District B, filed with the Town Clerk on March 31, 2021.

Application of **28 Masconomo Street Realty Trust (Molly Ryan)** for a Special Permit under Sections 4.1.10(f), 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to construct a pool, an internal spa with surrounding decking and retaining walls which will not encroach into the east side view easement or the 100' coastal buffer zone, at **28 Masconomo Street**, Assessor's Map No. 17, Lot No. 22 in District E, filed with the Town Clerk on March 31, 2021.

ADMINISTRATIVE MATTERS

Review and approval of the November, December and January meeting minutes.

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