

Zoning Board of Appeals
Agenda
Tuesday, July 18, 2017, 7:00pm
Canoe Brook Senior Center, 11 Cherry Hill Road

Old Business:

15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO - Continued from June 20, 2017 to July 18, 2017.

17/6 – 6. Greg Cox, Owner/Tony Thompson, Applicant, 1-5 Fenway Road (E11/D11-4-9 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 18 ft. (Fenway Road) and to 27 ft. (Pawson Park Road). Also, Waiver of Sec. 6.2.E (4) Narrow streets; Sec 3.8.B Line 3: to allow accessory structure closer to the street line than the principal structure; and Sec 8.1.F Line 1(1) to allow construction of a nonconforming building on a nonconforming lot to allow for 22x34 free standing garage. Continued from June 20, 2017 to July 18, 2017.

New Business:

17/7 – 1. Gregory Marvinsmith Et Al /Gregory Marvinsmith, Applicant, Money Island – Parcel #32, (J12-3-32 R 5) Var. Sec. 3.4.A – Line 6: Sideline setback from 10 ft. (South side) to 7.5 ft. (new house) and 1.2 ft. (new deck); East side to 7.6 ft. (new house) and 8.5 ft. (new deck); West side to 4.8 ft. (new house) and 4.0 ft. (new deck); Line 10: Lot coverage from 0.25 to 0.35. Also, Coastal Site Plan Review: Sec 5.1.B (3) and 6.2.E (9): Critical Coastal Resource setback from 25 ft. to 7.5 ft. (new house) and 1.2 ft. (new deck) and Waiver of Sec. 8.1 C and 8.1.F: Enlargement of nonconforming structure on nonconforming lot.

17/7 – 2. Robert Falcigno, 75 Harbor Street, (D10-3-35 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 24.8 ft. (second floor addition); to 15.6 (steps) and 19.3 ft. (porch) and Waiver of Sec. 6.2.E (4) Narrow Streets (35 ft. required), Also, Waiver of Sec. 8.1.C.1- Nonconforming use; 8.1.D.6: Expansion and 8.1.C.3: Enlargement.

17/7 – 3. Peter J. D’Arco, 218 Harbor Street, (D9-1-33 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 16 ft. and 17 ft. for addition and Waiver of Sec. 6.2.E (4) – Narrow Street (35.5 required) and Sec. 8.1.C Line 3: Enlargement of nonconforming structure.

17/7 – 4. Richard and Elizabeth Addy, 133 Linden Avenue, (E11-4-12 R-3) Var. Sec. 3.4.A – Line 6: Sideline setback (NE Side) from 15 ft. to 10 ft. and (SW side) to 12.11 (existing) for attached garage. Also, Waiver of Sec. 8.1.C – Lines 1 & 3: Increase in nonconforming structure and 8.1.F – Enlargement of nonconforming structure on nonconforming lot.

Minutes:

1. June 20, 2017-discussion and approval