

BOARD OF APPEALS – THE ZONING ORDINANCE

A hearing shall be held before the Board of Appeals at **7:00 p.m.** on **Thursday, February 24, 2011** at Kyrouz Auditorium, City Hall, on the following applications and petitions:

Richard A. Merrick, Trustee, Ramco Realty Trust by Attorney J. Michael Faherty seeking a Special Permit to alter/expand a nonconforming structure or use and Variances for front and side yard setbacks, lot area, distance between buildings and percentage of vegetative cover to enable petitioner to apply to City Council to demolish the existing structure and for permission to construct a new four (4) unit building at **63 Eastern Point Road** (Map 133, Lot 7). **Continued to March 31.**

Ashley A. & Jackie L. Sanborn by Attorney Robert J. Coakley seeking a Special Permit to alter/expand a nonconforming structure or use, Variances for parking space design and compliance, front, side and rear yard setbacks, lot width, lot area, lot frontage, percentage of vegetative cover and frontage width to principal building to enable petitioners to apply to City Council to reintroduce a third apartment to an existing two (2) family dwelling at **53 Eastern Avenue** (Map 49, Lot 1). **Continued to March 31 by counsel.**

LKB Realty, LLC by Attorney Deborah A. Eliason seeking a Special Permit to alter/expand a nonconforming structure or use and a Variance for side yard setback to enable petitioner to erect an addition to the existing structure at **26 Emerson Avenue** (Map 20, Lot 4). **Granted.**

Ann Marie and John S. Marchant, Jr. by Attorney J. Michael Faherty seeking Special Permits to alter/expand a nonconforming structure or use and to allow the change of use to a two (2) family dwelling and a Variance for lot area per dwelling unit to enable petitioners to convert the existing structure to a two (2) family dwelling at **1 Clearview Avenue** (Map 219, Lot 27). **Granted (delete the Variance request)**

Catherine S. England seeking a Special Permit to alter/expand a nonconforming structure or use and to convert to a two (2) family dwelling and Variances for front, side and rear yard setbacks, lot area and lot area per dwelling unit to enable petitioner to alter, expand and change the use of the building at **29 Coggeshall Road** (Map 145, Lot 35). **Granted. (delete request for conversion to a two family, petitioner did not know why that was requested).**

Gregory and Stephany Neal seeking a Variance for side yard setback to enable petitioners to relocate a garden structure at **50 Leonard Street** (Map 121, Lot 17). **Granted.**

Robert W. and Maryellen C. Magner seeking a Special Permit to alter/expand a nonconforming structure or use and a Variance for side yard setback to enable the petitioners to construct a roof and screen-in the existing deck at **10 Gull Lane** (Map 242, Lot 112). **Granted.**

The above applications and petitions may be viewed at the office of the Building Inspector during normal working hours.

James P. Movalli, Chairman

Feb. 10 & 17.

