

**CITY OF GLOUCESTER  
ZONING BOARD OF APPEALS  
MEETING, THURSDAY, NOVEMBER 12, 2015  
KYROUZ AUDITORIUM, 7:00 P.M.  
AGENDA**

**53 Bass Avenue LLC by Seaside Legal Solutions** seeking Variances from parking in the front yard and percentage of vegetative cover in the front yard to enable petitioner to apply to the City Council for a Special Permit to add a fifth (5<sup>th</sup>) dwelling unit at **53 Bass Avenue**. (Assessor's Map 55, Lot 13) **GRANTED.**

**Jennifer S. Buddenhagen, Trustee of the Jennifer S. Buddenhagen 2013 Revokable Trust by Attorney Deborah A. Eliason** seeking a Special Permit for customary accessory uses (2.3.7) (211) and a Variance to allow an accessory structure closer to the street than the principal structure at **102 Hesperus Avenue**. (Assessor's Map 192, Lot 20) **Denied. No plumbing to be allowed in an accessory structure.**

**Donald A. Roby and Paul Arthur Jensen by Seaside Legal Solutions** seeking Variances for front and side yard setbacks, lot width, lot area, lot area per dwelling unit, lot frontage and lot coverage to enable petitioners to apply to the City Council for a multi-family Special Permit so the property can be a four (4) dwelling unit structure at **53-55 Western Avenue**. (Assessor's Map 3, Lot 47) **Granted.**

**Christopher S. Doe and Kiley B. Davis** seeking a Special Permit to alter/expand a nonconforming structure and Variances for side yard setback to enable petitioners to construct two (2) additions to the house and also seeking a Special Permit for Height Exception for an accessory building and Variances for side and rear yard setbacks and to allow an accessory building closer to the front yard than the principal building at **6 Oaks Avenue**. (Assessor's Map 167, Lot 42) **Continued to Dec. 10 to discuss proposal with neighbors.**

**James and Angela Corcoran** seeking a Special Permit to alter/expand a nonconforming structure to enable petitioners to expand the second floor of their home at **25 Beacon Street**. (Assessor's Map 17, Lot 69) **Granted.**

**Donna Lynne Vilian** seeking Special Permits to alter/expand a nonconforming structure and to exceed the maximum building height to enable petitioner to demolish the existing house and rebuild at **12 Beachland Avenue**. (Assessor's Map 178, Lot 24) **Granted.**

**George S. and Carolyn W. Rogers** seeking Variances for front and side yard setbacks and accessory building closer to the frontage than the principal structure at **12 Arlington Street**. **Granted.** (Assessor's Map 118, Lot 47)

**Continued: Sova, 35 Stanwood Avenue. Continued to December 10<sup>th</sup> for contractual arrangement (proposed deed).**

**Oct. 29 & Nov. 5.**