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**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS**

**Remote Zoom Meeting
December 8, 2022, 7 PM**

Agenda

Consistent with Ch. 107 of the Acts of 2022, this meeting will be conducted by remote participation. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time and participate when necessary.

Persons who wish to do so are invited to view the meeting at:

Zoning Board of Appeals Meeting: December 8, 2022, 7:00 PM

Join from computer, smart device: <https://gloucester-ma-gov.zoom.us/j/89255601539>

Join via phone: +1 (312) 626-6799, Alternate +1 (929) 205-6099, or 1 (346) 248-7799

Meeting ID: 892 5560 1539

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting

Listed items may be heard out of order.

Approval of Minutes:

10/27/2022, 11/10/2022

New Business:

Continued Applications:

Petition of William Wheat seeking a Comprehensive Permit pursuant to M.G.L.C. 40B, to construct at 30-unit apartment building of rental housing of which 8 units (25%) are to be affordable at **50R Maplewood Ave. (Map 24, Lot 3)**. The petitioner is seeking waivers from dimensional requirements and use allowance of the Extensive Business (EB) zoning district as defined in the Gloucester Zoning Ordinance along with waivers from the rules and regulations of other regulatory boards and commissions of the City of Gloucester.

Petition of Churchill Corner Apartments, LLC seeking Special Permit for lesser number of off street parking. Variances for front yard setback, lot area, distance between buildings, percentage of vegetative coverage to apply to City Council for a Special Permit to enable petitioner to change the

use of the property at **29 Addison Street** to be converted from a 5 dwelling unit to an 8 dwelling unit in 2 buildings. (Map 25, Lot 51)

New Applications:

Petition of Karen Herrmann seeking Special Permits to alter a non-conforming structure and for height exception for an accessory dwelling unit. Variances for front & side yard setback to enable petitioner to add an exterior deck and stairs to existing building and change use of building to san accessory dwelling at **246 Concord St. (Map 252, Lot 22)**

Petition of Johnathan Katz and Norah Wylie Trustees seeking Special Permits to alter/expand a non-conforming structure, to alter/expand a non-conforming accessory building, for lesser number of off street parking, to exceed maximum building height for accessory building and for ADU pursuant to GZO 5.24-6 to enable petitioner to add additions to principal building and to demolish an existing structure and rebuild an accessory dwelling unit at **29 Dennison ST. (Map 114, Lot 22, 23)**

Petition of 20 Main LLC seeking Variances for front yard setback, side yard setback, rear yard setback, and percentage of vegetative cover to allow petitioner to apply to City Council for a multi-family Special Permit for 20 units at **20 Main Street (Map 7, Lot 94)**

Petition of Katherine Seidman seeking Variances for lot width, lot area, and lot frontage to enable petitioner to change use of Building to a hotel under 30 rooms at **108 Main St. (Map 7, Lot 51)**

Discussion by the Board:

Joseph Parisi, III, Chairman

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.