

AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 10 JANUARY 2023, AT CITY HALL AUDITORIUM, 110 RIVER STREET, 7:00 P.M.

Non-participants may view the meeting live (via YouTube): <https://www.youtube.com/c/MGATCity>

TO VIEW ONLINE PLANS AND OTHER DOCUMENTS FOR THE ITEMS LISTED BELOW, [CLICK HERE](#)

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **114 Merwin Avenue**, MBP 59/737/15, Kevin Curseaden, Esq., for Peter Dreyer, appellant (112 Merwin Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue a zoning permit date 7/21/22 for the construction of a single-family house in violation of zoning regulations.
2. **4 Crown Street**, MBP 35/418/11; R-5; Peter Lupoli and Carol Lupoli, owners; Vary Section 3.1.4.1 rear-yard setback to 5.1' where 20' required to construct attached garage.
3. **849 East Broadway**, MBP 17/475/8, R-7.5, Thomas Lynch, Esq., for David and Nancy Campbell, owners; Vary Section 3.1.4.1, northerly side-yard setback to 1' where 5' required and southerly side-yard setback to 3.3' where 10' required to construct single-family home
4. **28 West Avenue**, MBP 31/302/3, R-12.5; Thomas Lynch, Esq., for James and Jasmine Coulson, owners; Vary Section 4.1.4 front-yard projection to 17.3' where 26' is permitted to construct front porch addition.
5. **120 West Avenue**, MBP 32/353/1, R-7.5; Nelson and Antonia Gomes, owners; Vary Section 3.1.4.1, west front-yard setback to 15.5' where 20' required to build an attached garage.
6. **34 Virginia Street**, MBP 30/640/6, R-5; Abel Alvarez, owner; Vary Section 4.1.4 front-yard projection to 5' where 8' permitted to a generator deck.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 13 DECEMBER 2022 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 14 FEBRUARY 2023 HEARING