

**AGENDA OF THE ZONING BOARD OF APPEALS
TO BE HELD TUESDAY, 8 FEBRUARY 2022, AT 7:00 P.M.**

To participate in the meeting by Zoom:

Virtual/Telephonic Meeting Dial In number: 1 929 205 6099 US
Meeting ID: 246 366 9932; If prompted for a Password: 470336 or
Computer Access: <https://zoom.us/j/2463669932>

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. 70 Christine Terrace** MBP 108/835/40, RA; Chris Russo, Esq., for David Cruz, owner; Vary Sec. 3.1.1.7 to permit accessory apartment on non-conforming lot, allowing lot size of 42,209 sf where 43,560 sf required. **(Held open from January.)**
- 2. 102 Melba Street** MBP 29/589/4A; R-5; Chris Russo, Esq., for Jose Tiago, owner; Variance of Sec. 3.1.4.1. of the Zoning Regulations to increase the maximum height in the R-5 Zone from 35' to 38.4' to the main portion of the proposed roof and 46.9' to a proposed roof stairway enclosure and a further variance of Sec. 3.1.4.1 to reduce the minimum side property line setback from 10' to 7.6' to enclose existing access stairwell and entry porch.
- 3. 81 Morningside Drive** MBP 39/616/4, R-10; Thomas Lynch, Esq., for Brian Foley, owner; Vary Sec. 6.3.2 to allow for expansion of nonconforming structure and 4.1.4 deck projection to 5.4 where 21' permitted.
- 4. 40 Ocean Avenue**, MBP 9/126/8; R7.5; Matthew Drengler, owner; Vary Sec. 3.1.4.1. front-yard setback to 18.8' where 20' required and side-yard setback to 4.6' where 5' required for addition.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE—ZBA Board “primer” by the City Attorney’s Office: zoning, hardship, and other relevant issues

F. ACCEPTANCE OF MINUTES FROM 11 JANUARY 2022 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 8 MARCH 2022 HEARING