

**AGENDA OF THE ZONING BOARD OF APPEALS MEETING TO BE HELD
TUESDAY, 13 JULY 2021, AT 7:00 P.M., AT 110 RIVER ST (CITY HALL AUDITORIUM)**

THIS MEETING WILL BE HELD IN-PERSON.

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. 1 Seabreeze Avenue** MBP 59/734/1; BD; Peter Massey, agent, for PMDK Group LLC, applicant; Vary 5.5.4.1 to allow a restaurant in a BD zone serving alcohol less than 1500' from another restaurant serving alcohol and 5.5.1.2 to be within 300' of a public park or place of worship or other public assembly.
- 2. 43 Bayshore Drive Extension** MBP 28/563/5A; R-7.5; Robert Wortman, owner; Vary section 4.1.4 to 14.7' where 16' permitted for front-deck projection; 5.8' and 6.8' where 8' permitted for side-deck projection, all to reconstruction and remodel a single-family house.
- 3. 58 Lilac Lane** MBP 92/704/17; R-12.5; Michael Sloat, agent for Jennifer Martino, owner. Vary Sec. 3.1.4.1 westerly side-yard setback to 6.2' where 10' required to construct an accessory apartment; vary easterly side-yard setback to 1.2' where 10' required to construct garage as shown on survey by R. Plain dated 05.19.2021.
- 4. 34 Governors Avenue** MBP 66/825/5; R-12.5; Maryann Paisley, owner. Vary Sec. 3.1.4.1 east side-yard setback to 2.7' and 3.1' where 10' required; west side-yard setback to 8.7' where 10' required; bldg. coverage of 38.1% where 30% permitted; Sec. 4.1.4 east deck projection to 3.1' and 3.3' where 8' permitted; Sec. 6.3.2 expand nonconforming structure; all to construct a 23.67' x 23.2' 2-story addition and 14'x23' rear deck.
- 5. 6 Bedford Avenue** MBP 45/509/15; R-12.5; Joseph Kubic, Esq., attorney, for Michelle Castellucci, owner. Vary Sec. 4.1.4 front porch projection to 22' where 26' required.
- 6. 23 Raycroft Street** MBP 6/83/5A; R-12.5; Thomas Lynch, Esq., attorney for Warren Field, Jr., owner. Vary Sec. 3.1.4.1 easterly side-yard setback to 5' where 10' required to construct single family residence.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE - Discussion of motions and meeting format

F. ACCEPTANCE OF MINUTES FROM 8 JUNE 2021 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 10 AUGUST 2021 HEARING