

## AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 12 SEPTEMBER 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. **23 Pearl Street**, MBP 22/459/1; R-5; R. Nicola, Esq./R. Kelly, Esq., for Mark and Toni Piazza, appellants; Appeal the Decision of the Zoning Enforcement Officer in accordance with the provisions of section 9.2.1 regarding issuance of a Notice of Violation dated 6/28/23 demanding removal of deck and removal of improvements to rear building.
2. **80 Flax Mill Lane** MBP 120/906/3; R-A; Thomas Lynch, Esq. for Douglas and Katherine Daniells, owners; Vary sec 3.1.4.1 north side-yard setback to 9.5' where 25' required to construct addition to single-family home in accordance with the submitted materials and Survey, Codespoti & Associates, 4/28/19, revised 8/7/23. Plans, Fine Home Design stamped received 8/23/23.
3. **1 Bayshore Drive**, MBP 29/558/25; R-5; Jennifer Ruspini, owner; Vary sec 4.1.4 for projection of 1.78' where 4' permitted to construct a new single-family home in accordance with the submitted materials. Flanagan's Surveying and Mapping, Site plan, 6/27/21, revised 6/14/23. Plans, Ron D'Aurelio, Architect, 9/15/22.
4. **170 Broadway** MBP 13/132/07; R-5; Kevin Curseaden, Esq., for 170 Broadway, LLC, owner; Vary sec 3.1.4.1, westerly side-yard setback to 3' where 10' required; 4.1.4 westerly side-yard deck projections to 1.5' where 8' permitted, all for newly elevated single-family home in accordance with the submitted materials and Site Plan Codespoti & Associates, 8/4/20, revised, 6/7/23.
5. **13 Seaview Avenue**, MBP 9/79/5; R-10; Kevin Curseaden, Esq., for Vito and Laura Lombardo, owners; Vary sec 3.1.4.1 setback to 16.9' where 25' required for addition; 4.1.4 architectural projection to 13.9' where 21' required for garage in accordance with the submitted materials and Site Plan, Paul Stowell, 3/6/23, revised, 8/3/23. Plans, Jones, Byrne, Margeotes Partners, 5/11/23, revised 6/6/23.
6. **59 Harvest Lane** MBP 120/906/3; R-A; Thomas Lynch, Esq. for Dennis Murray, owner; Vary sec 3.1.4.1 south side-yard setback to 10.5' where 15' required to construct master bedroom addition for single-family residence in accordance with the submitted materials and Survey James A. Dennison, 3/16/23. Plans, JMR, 4/6/23.
7. **110 Beach Ave** MBP 60/743/4; R-7.5; Joe Hannon and Dolores Hannon, owners; Vary 4.1.1.1 to allow structure in required front-yard setback in accordance with the submitted materials and survey, Richard Plain, 5/26/23, revised 8/22/23.

### C. NEW BUSINESS

### D. OLD BUSINESS

### E. STAFF UPDATE

### F. ACCEPTANCE OF MINUTES FROM 11 JULY 2023 HEARING

### G. ACCEPTANCE OF APPLICATIONS FOR 10 OCTOBER 2023 HEARING