

AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 14 NOVEMBER 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. **72 Westport Place** MBP 85/924/1H; R-30; Thomas Lynch, Esq. for James Cottrell, owner; Vary 3.1.4.1: south setback from to 7' where 15' req. for addition. East setback to 5' where 10' req. for Accessory Structure. 4.1.1.1: Front-yard setback to 25' where 40' req. for pool. 4.1.4: Front-porch projection to 5.8' where 4' permitted. 4.1.4: Rear deck projection to 6.3' where 4' permitted. 4.1.5: Terrace projection to 8.9' where 15' permitted in front yard. Survey, Codespoti & Associates, 7/25/23, revised 9/20/23.
2. **11 Mont Street** MBP 70/739/40; R-5; Brenda Kirtopoulos, agent, for Anna DelFranco, owner; Vary Sec. 3.1.4.1 front-yard setback to 2' where 8' required to convert porch to living space; vary 4.1.4. rear-yard projection to 3.5' where 16' permitted to construct rear porch/steps; survey by J. Codespoti, dated 9/7/23.
3. **185 Rogers Avenue** MBP 36/416/12; R-5; John and Claudia Lynch, owners; Vary Sec. 3.1.4.1 side-yard setback to 2.6' where 5' required for addition; survey by R. Plain, dated 3/4/22, rev. 10/17/23.
4. **46 Marshall Street** MBP 63/934/11; R-18: Established Contractors, LLC, owner; Vary Section 3.1.4.1 side-yard setback to 9.75' where 15' required for addition; survey by F. D'Amico, 10/19/23.
5. **187-189 Hillside Avenue** MBP 59/795/69; Kevin Curseaden, Esq., for R-5; S. Anand, owner; Appeal the Decision of the Zoning Enforcement Officer and Chief ZEO in accordance with the provisions of section 9.2.1 regarding 10/3/23 decision to revoke 2-family Certificate of Zoning Compliance.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 10 OCTOBER 2023 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 12 DECEMBER 2023 HEARING