

**AGENDA OF THE ZONING BOARD OF APPEALS**

**TO BE HELD TUESDAY, 8 MARCH 2022, 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. 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. **(EXTENDED TO MARCH 8)**
- 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. **(PUBLIC HEARING CLOSED, VOTE ON MARCH 8)**

**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 8 FEBRUARY 2022 HEARING**

**G. ACCEPTANCE OF APPLICATIONS FOR 8 APRIL 2022 HEARING**