

TOWN OF NAHANT  
ZONING BOARD OF APPEALS

**MEETING NOTICE**

**POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25**

Meeting Date and Time: Wednesday, February 13<sup>th</sup>, 2019 @ 7:00 P.M.

Meeting Location: Nahant Town Hall, Finance Committee Room

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Agenda topics that the chair reasonably anticipates will be discussed are listed below.

Old Business: Approve minutes from prior meeting(s).  
Reminders to complete any outstanding matters, i.e. decisions,  
training, compliance, signatures, etc.

New Business: Hearings scheduled below.

7:00 PM PUBLIC HEARING on the petition filed by Paul G. Smith, to appeal the determination of the Building Inspector to issue a Building Permit for the alteration and expansion of a pre-existing nonconforming structure located at 96 Willow Road. The issuance of the Building Permit exceeds the authority of the Building Inspector in that no such permit may be issued upon the plans submitted without a Special Permit from the Board of Appeals and a Finding pursuant to G.L. C.40a, S. 6 AND Section 7.03 of the Nahant Zoning Ordinance. [Building Permit #R-18-00243]

7:30 PM PUBLIC HEARING On the petition filed by Curtin Stroeble, petitioner and owner of the property located at 46 Breezy Hill Terrace, Nahant, for a Special Permit and/or Variance for Lot Coverage, Floor Area Ratio and Setbacks. The Building Inspector has denied a building permit stating that the “addition is in violation of Section 5.03” of the zoning by-laws of the Town of Nahant in the following areas: “The proposed Lot Coverage is 36% where the maximum allowed is 25%”, “The proposed Floor Area Ratio is 81% where the maximum allowed is 45%”, “The proposed Harris Rd. Setback is an extension of the same where the minimum allowed is 25’”, “The proposed Side Setback is an extension of the same where the minimum allowed is 10’”.

Advertised January 30<sup>th</sup> and February 6<sup>th</sup>, 2019

**THIS AGENDA IS SUBJECT TO CHANGE**

Chairperson: Jocelyn Campbell  
Posted by: Margaret Barile  
Date: January 28, 2019