



# TOWN OF SWAMPSCOTT

## ZONING BOARD OF APPEALS

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

### MEMBERS

MARC KORNITSKY, ESQ., CHAIR  
DANIEL DOHERTY, ESQ., VICE CHAIR  
DONALD HAUSE  
ANTHONY PAPROCKI  
HARRY PASS, ESQ.

### ASSOCIATE MEMBERS

DOUGLAS DUBIN  
ANDREW ROSE

## PUBLIC HEARING NOTICE

Notice is hereby given that the **SWAMPSCOTT ZONING BOARD OF APPEALS** will be holding a public meeting at the following time and location:

**Date:** WEDNESDAY, NOVEMBER 18, 2015  
**Location:** SWAMPSCOTT SENIOR CENTER, 200 ESSEX STREET (REAR)  
**Begins at:** 7:00 PM

### AGENDA

1. **7:00 PM** – Review and approve minutes from October 19, 2015.
2. **7:00 PM** – **EXECUTIVE SESSION:** Board to vote to go into Executive Session to discuss litigation pertaining to Petition 12-5 (Archer Street Independent Living Facility).
3. **7:00 PM** – **PETITION 15-30** (80 SHEPARD AVENUE): Application of SHERYL LEVENSON seeking an appeal of determination of the Inspector of Buildings related to the rebuilding of a shade structure that was taken down voluntarily at the Beach Club; requesting that permit be revoked. Map 32, Lot 11. *Continued from Oct 21 hearing.*
4. **7:00 PM** – **PETITION 15-31** (36 MAPLEDALE PLACE): Application of MICHAEL CULLINAN seeking a dimensional special permit to connect main house to garage, relief sought for rear setback. Map 4, Lot 33. *Continued from Oct 21 hearing.*
5. **7:00 PM** – **PETITION 15-19** (505 PARADISE ROAD): Application of 505 PARADISE ROAD LLC (C/O CENTERCORP) seeking an amendment to a special permit related to the signage of Walgreens. Property located at 505 PARADISE ROAD, Map 17, Lot 39.
6. **7:15 PM** – **PETITION 15-32** (34 BLODGETT AVENUE): Application of ANDREA B. COHEN & JODY HELLER, TRUSTEES for dimensional special permit and site plan special permit to demolish existing single-family dwelling and construct a new single-family dwelling on a 10,117 sf lot with frontage of 98 ft, where 30,000 sf and 125 ft of frontage are required. Map 32, Lot 59. *Continued from Oct 21 hearing.*
7. **7:30 PM** – **PETITION 15-34** (57 MONUMENT AVENUE): Application of JON GARBOWSKI seeking a dimensional special permit, special permit (nonconforming use/structure) and a site plan special permit to add a 2-car garage with studio space above including a mudroom addition between the proposed garage and existing 2.5-story house. The existing house is non-conforming where it encroaches the front setback. The proposed addition will increase the GFA & lateral dimension by more than 15% requiring a special permit. Map 4, Lots 43 & 44.
8. Other business that may properly come before the Board

Marc Kornitsky  
Zoning Board of Appeals Chair