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Town of Orleans
 Zoning Board of Appeals
 Public Hearing

AGENDA – January 18, 2023

There will be a meeting of the Zoning Board of Appeals on Wednesday, January 18, 2023, at 7:00 pm.

The meeting will be via remote participation only. Public access to this meeting shall be provided, via Zoom. Join Webinar: <https://us02web.zoom.us/j/88536524062> By Phone: (646) 558-8656 Webinar ID: 885 3652 4062

An electronic copy (PDF) of applications have been provided by the applicants and up-loaded to the town website. Documentary exhibits, correspondence and/or visual presentations by applicants and other parties should be submitted no later than 4pm Friday, January 13, 2023, so that they may be displayed for remote public access viewing in real time as the meeting progresses. Public comment, questions or correspondence must be sent to: zba@town.orleans.ma.us

Call Meeting to Order

A. Old Business:

1. Review of minutes from January 4, 2023.
2. Review of decision Case #2191/IFAW.

B. New Business:

1. **(Continued from November 16, 2022, December 30, 2022, & January 4, 2023) Case #2189-** Michael K. Carson and Sean J. Smith have applied for a special permit in accordance with MGLA Chapter 40A, Section 6 under 164-21A, Side Setback Requirement (25'). The applicant is proposing to extend an existing deck. Existing structure within 25' setback at approximately 21' and the new setback will be between 18.0' and 19.8'. The property is located at 5 Harbor View Map #21, Parcel #4.
2. **Case #2192-** Timothy Link with The Coastal Companies has submitted an application on behalf of Lauren Csongor, who has applied for a special permit in accordance with MGLA Chapter 40A, Section 6 Under 164-22: total lot coverage exceeding 4,000 sq. ft. The applicant is proposing an addition and renovation. The property is located at 261 Tonset Road Map #12, Parcel #119.
3. **Case #2193-** Benjamin Zehnder has submitted an application on behalf of John and Lisa Donegan who have applied for a special permit in accordance with MGLA Chapter 40A, Section 6 Under 164-219A), Note 5 (building coverage exceeding 4,00 sq. ft. in a residential district requires issuance of a special permit pursuant to s. 164-44). The applicants are proposing to make alteration of an existing dwelling and construction of a two-bedroom guest house resulting in site coverage in excess of 4,000 sq. ft. on a pre-existing, non-conforming lot (coastal setback distance). The property is located at 43 Gosnold Road Map #45, Parcel # 49
4. **Case #2194-** Greg DeLory has submitted an application on behalf of Kenelm W. Winslow Jr. Trust who has applied for a special permit in accordance with MGLA Chapter 40A, Section 6 & Section 9 Under 164-21, Side Yard Requirement. The applicant is proposing a second story addition and a deck. The property is located at 6 Ewing Drive Map #93, Parcel #14.

C. Administrative Matters:

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Agenda items are not necessarily heard in the order listed. The Chair has discretion to hear scheduled items in any order.