

Town of Orleans
Zoning Board of Appeals
Public Hearing

AGENDA – April 5, 2023

There will be a meeting of the Zoning Board of Appeals on Wednesday, April 5, 2023, at 7:00 PM.

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

Electronic copies of applications have been provided by the applicants and up-loaded to the Town website. A link to the materials may be found on the ZBA's page under "ZBA Meeting Packets".

Should the applicants or other persons wish to display, for public viewing in real time during the hearing, documentary exhibits, correspondence and/or other visual presentations, all such materials should be identified as such and submitted to: zba@town.orleans.ma.us no later than 4 PM Friday, March 31, 2023. Public comment, questions or correspondence should be sent to: zba@town.orleans.ma.us

Call meeting to Order

A. Old Business:

1. Review meeting minutes from March 15, 2023.
2. Review decisions for Case #2194 & Case #2196.

B. New Business:

1. **Case #2197** – William Ballou has applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-3(1)(b). The applicant is proposing to replace and extend a pre-existing deck on the back of the house. The property is located at 36 Alden Road, Map #13, Parcel #61.
2. **Case #2198** – Happy Jacks Holdings, LLC has applied for a Variance as set forth in MGLA Chapter 40A, Section 10, under Orleans Zoning Bylaws Sections 164-21 (Schedule of Lot Yard and Bulk Requirements). The applicant is proposing to construct a new single-family dwelling. The property is located at 236 Tonset Road, Map #19, Parcel #68.

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.