

Town of Orleans  
Zoning Board of Appeals  
Public Hearing

**AGENDA – May 3, 2023**

There will be a meeting of the Zoning Board of Appeals on Wednesday, May 3, 2023, at 7:00 PM.

The meeting will be by 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. 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 submitted to: [zba@town.orleans.ma.us](mailto:zba@town.orleans.ma.us) no later than 4 PM Friday, April 28, 2023. Public comment, questions or correspondence should be sent to: [zba@town.orleans.ma.us](mailto:zba@town.orleans.ma.us)

**A. Old Business:**

**B. New Business:**

1. **(Continued from April 5, 2023) 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 #2199** – Nicholas Athanassiou and Jeanne McNett have applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-3(1)(b); 164-21.C; 164-43, and 164-44. The applicant is proposing an alteration to a pre-existing, nonconforming, single-family dwelling that is in violation of the required setback to a salt marsh. The property is located at 31 Loomis Lane, Map #42, Parcel #14.
3. **Case #2200** – Even Keel Properties LLC has applied for a Special Permit as set forth in MGLA Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-21 (VC District – Relief for side & rear setbacks) and 164-22 (12-Yard REQ for VC District.) The applicant is proposing small retail/office space. The property is located at 12 Cove Road, Map #34, Parcel #3.

**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.*