



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
UPCOMING HEARINGS NOTICE

A Public Hearing will be held by the MARSHFIELD ZONING BOARD OF APPEALS at Marshfield Town Hall 870 Moraine Street Marshfield, MA, in Hearing Room 2 on **Tuesday, May 9th at 7:30 P.M.** to consider the following:

#17-23: 1619 Ocean Street Realty Trust/Stephen Forte, Trustee: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 and Article IX, Section 9.02.3 to construct an 8' x 10' addition for a walk-in refrigerated storage room on an existing single family dwelling with a Residential Business (florist) on the property located at **1619 Ocean Street**, which is further identified on the Assessors' Map as parcel I08-07-08 and is located in an RB zoning district.

#17-24: Joanne Regan: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a new three (3) season room on top of the approximately 16' x 11' existing deck of the single family dwelling on the property located at **20 Danforth Street**, which is further identified on the Assessors' Maps as parcel L05-16-07A and is located in an R-2 zoning district.

#17-25: Patrick Forde and Heidi Hickman: The Petitioners are seeking a Special Permit in accordance with Article IX, Section 9.02.3 and Article X, Section 10.12 of the Marshfield Zoning Bylaws to demolish a fire-damaged existing single family home and construct a new modular 48' x 28' three (3) bedroom home on the parcel that will be no closer to the front yard setbacks along Quincy Avenue and Dakota Street than the existing dwelling on the property located at **174 Quincy Avenue**, which is further identified on the Assessors' Map as parcel J10-05-04 and is located in an R-2 zoning district.

#17-26: Daniel J. Quirk, Manager/James Francis, L.L.C: The Petitioners are seeking a Variance in accordance with Article VI, Section 6.05 to extend the existing vehicle storage area to the rear of the property across the zoning district line separating the B-2 district from the R-1 district and proposes to carry the required 35 foot screening buffer to the rear of the proposed parking area rather than at the zoning district division line as required; the Petitioners are seeking a Variance in accordance with Article V, Section 5.04 to use that portion of the lot located within the R-1 zoning district as outside vehicle storage accessory to the dealership; the Petitioners are seeking Site Plan Approval pursuant to Article XII, Section 5.2 to add an additional 123 vehicle storage spaces; the Petitioners are seeking further relief from Article XIII, Section 5.2.i and requests a finding that or Variance from Article XIII, Section 5.02.i as it applies to a site/lot entirely within the WRPD, sections of which are located within the B-2 and R-1 zoning districts, that consideration of the site/lot in the aggregate for the purpose of impervious coverage and open space determination within the overlay district may be allowed on the property located at **830 Plain Street**, which is further identified on the Assessors' Map as parcel D10-01-07 and is located in a B-2 and R-1 zoning districts.

Joseph E. Kelleher

Mark A. Ford

Lynne Fidler

Francis X. Hubbard

Heidi Conway

Brian Murphy

Richard Murphy

#17-27: Timothy and Tanya Cohoon: The Petitioners are seeking a Variance in accordance with Article X, Section 10.11 and Article VI, Section 6.07 of the Marshfield Zoning Bylaws to maintain an existing shed that is now located less than ten feet (10') from a lot line on the property located at **795 Ferry Street**, which is further identified on the Assessors' Map as parcel H13-02-29 and is located in an R-1 zoning district.

#17-28: Erin Dipietro: The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a wraparound screen porch addition over the existing deck and covered porch which will be 12' on the North side, 26' on the East side and 22' on the South side on the property located at **142 Revere Street**, which is further identified on the Assessors' Map as parcel J10-07-14A and is located in an R-2 zoning district.

#17-29: John and Kathleen Fitzgerald: The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 28' x 14' two (2) story addition to the right side of an existing dwelling on the property located at **90 Webster Avenue**, which is further identified on the Assessors' Map as parcel M08-23-02 and is located in an R-3 zoning district.

Joseph E. Kelleher

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Heidi Conway

Brian Murphy

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