

Town of Ipswich

ZONING BOARD OF APPEALS

AGENDA

February 25, 2021 @ 7:00 p.m.

This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/89655772765?pwd=dXAvUxiYzZcwVGJIY3FKTTZlenRUQT09>

Citizen Queries:

Continued Public Hearing:

23-25 Jeffreys Neck Road, David and Patti Ganley and Ben and Meg Ganley request two Special Permits and/or Variances pursuant, but not necessarily limited to, Sections XI.J., XI.K, II.B.3. and Table of Dimensional and Density Regulations Footnote 2, to reduce the right side yard setback from the existing dwelling at 25 Jeffreys Neck Road and to reduce the left side yard setback from a proposed dwelling at 23 Jeffreys Neck Road, both from a proposed common division/property line between the dwellings and both by no more than 50% of the required. In addition, Ben and Meg Ganley request a third Special Permit and/or Variance pursuant, but not necessarily limited to, Sections XI.J., XI.K. and Table of Dimensional and Density Regulations Footnote 2 to reduce the front yard setback from a proposed dwelling at 23 Jeffreys Neck Road by no more than 10% of the required. Property located at Assessor's Map 31B, Lots 006 and 006C in the Rural Residential A (RRA) Zoning District. (Continued from November 2020 and January 21, 2021)

66 Labor-In-Vain Road, Miranda M. Updike, Trustee of the Mary P. Weatherall Realty Trust requests a Variance pursuant, but not necessarily limited to, Section VI - Dimensional and Density Regulations for area relief to allow the creation of lot having less than the one acre minimum required per Section VI. Property located at Assessor's Map 43B, Lot 2A in the Rural Residence (RRA) Zoning District. (Continued from January 21, 2021)

7 Riverside Drive, Lawrence J Savarese requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, X.I.J, X.I.K., VI.F and Table of Dimensional and Density Regulations Footnote 2 to reduce the left side yard setback for a shed (320 S.F. in area) by no more than 50% of the required setback. Property located at Assessors Map 42B, Lot 044 in the Rural Residential A (RRA) Zoning District.

30 Plains Road, Ronald L Theokas requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections X.I.J, X.I.K., VI.F and Table of Dimensional and Density Regulations Footnote 2 to reduce the rear and side yard setback for a three season addition by no more than 50% of the required setbacks. Property located at Assessors Map 37D, Lot 27 in the Rural Residential A (RRA) Zoning District.

134 Argilla Road, Lee Carson requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections XI.J, X.I.K and V. D Table of Use Regulations for a Private Guest House. Property located at Assessors Map 55, Lot 7 in the Rural Residential A (RRA) Zoning District.

Old Business/New Business:

Adjourn:

marie rodgers is inviting you to a scheduled Zoom meeting.

Topic: ZBA Special Meeting

Time: Feb 25, 2021 07:00 PM Eastern Time (US and Canada)

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