



## ESSEX ZONING BOARD OF APPEALS

Minutes for the Meeting of March 10, 2022

Commissioners:

\*Absent

Staff:

Edwin Perkins, Chairman  
Keith Carter  
Michael Davis\*

Margaret Nelson, Alternate

Deborah Cunningham  
Administrative Clerk

---

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Essex Zoning Board of Appeals held a public meeting at Essex Town Hall, 30 Martin Street, on Thursday, March 10, 2022.

The Board opened a public hearing on a petition filed by Twin Eagle Realty LLC for a variance from the Town of Essex Zoning By-law 6-3.2.1 Dimensional Requirements for Residential Multi Family at 132 Eastern Avenue. The applicant was in attendance and reviewed the requested variance with the Board. Nelson advised the applicant that the DPW had advised they had not been contacted regarding the addition of a residence to determine if the addition meet current regulations. The applicant agreed to a continuance to a date to be determined once the DPW had been approved the project. On a motion made and duly seconded, the Board voted unanimously to continue the public hearing to a date to be determined.

The Board opened a public hearing on a petition filed by Thane Heal for a variance from the Town of Essex Zoning By-law 6-3.2.1 Dimensional Requirements for Right and Rear Side Yard and 6-4.2 Existing Non-Conforming Uses at 11 Forest Avenue. The applicant was in attendance and reviewed the requested variance with the Board. Nelson advised the applicant that a letter of opposition had been received from the abutter at 12 Desoto Road. Mr. Heal advised that all of the abutters had been contacted and had not expressed any objections to the project. The Board discussed with the applicant a possible adjustment to the requested variances. The applicant agreed to a two foot rear yard setback and a five foot side yard setback. On a motion made and duly seconded, the Board voted unanimously to the variance of two feet for the rear yard setback and a variance of five feet for the side yard setback.

The Board opened a public hearing on a petition filed by Seaside Legal Solutions, P.C. on behalf of Edward & Courtney Famolare for a variance from the Town of Essex Zoning By-law 6-3.2.1 Minimum Side Yard Setback at 3R Lufkin Street. The applicant and his representative, Attorney Mustafa Sidki were in attendance. Mr. Sidki gave a presentation outlining the proposed project and the variances needed. Mr. Sidki addressed questions from the abutter at 9 Lufkin Street. The Board deliberated on the merits of the request. On a motion made and duly seconded, the Board voted unanimously to grant the variances requested. The Board agreed to Mr. Sidki drafting the decision.

The Board opened a public hearing on a petition filed by Seaside Legal Solutions, P.C. on behalf of Joy E. Ross, Trustee, 115 Western Ave Condo for a variance from the Town of Essex Zoning by-law 6-3.2.1 Dimensional Requirements at 115-117 Western Avenue. Attorney Mustafa Sidki was in attendance on behalf of the applicant. Mr. Sidki requested a continuance to allow time to address an Opposition Memo submitted the previous day. On a motion made and duly seconded, the Board voted unanimously to continue the public hearing the March 31, 2022.

There being no further business, on a motion made and duly seconded, the meeting was adjourned.

Approved: Essex Zoning Board of Appeals

Prepared by: Deborah Cunningham, Administrative Clerk