



**CITY OF LYNN**  
**ZONING BOARD OF APPEALS**

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**ZBA MEETING NOTICE AND AGENDA**

2016 JUL 19 P 3:21

LYNN, MASS

**JULY 26, 2016**  
~~**Room 107 - 7:30 PM**~~

\* *7-25-16*  
*Room change*  
402

Roll Call

Motion to accept minutes from last regular meeting on June 7, 2016

**CONTINUED CASES:**

CASE NO. 9749                      12 NELSON ST.  
Reason: Provide a certified parking plan showing 1.5 spaces per each unit

CASE NO. 9751                      51 MOUNT PLEASANT ST.  
Reason: Petitioner to provide a 'certified plot plan showing parking'

**NEW CASES:**

CASE NO. 9752                      LOTS 7A & 9A GLEN COURT  
PETITIONER SUSAN MULDOON, TRUSTEE BY HER ATTORNEY SAMUEL A. VITALI  
Allow the re-division of lots in the R-2 General Residence District as shown on the plan submitted; Lot 7A containing 44,282 square feet; Lot 9A containing 43,411 square feet. Each lot with two duplexes to be built thereon

CASE NO. 9753                      405 WESTERN AVENUE  
PETITIONER MAI PHUNG BY HER AGENT PHUNG PORIZIO, REGISTERED ARCHITECT  
Allow the subdivision of an existing non-conforming lot in an R-2 General Residence District. Lot A with 2990.34 square feet and 45 feet frontage with an existing single family dwelling thereon; Lot B with 3591.52 square feet and 54 feet of frontage with a proposed two family Dwelling.

CASE NO. 9754                      LOT 7 DAYTONA ROAD  
PETITIONER DENIS RING, OWNER UNDER AGREEMENT BY HIS ATTORNEY SAMUEL A. VITALI  
Allow the construction of a single family dwelling in the R-1 Single Family District on a lot with less than the required frontage.

CASE NO. 9755                      307 DEN QUARRY ROAD  
PETITIONER VINCENT LOZZI JR. - BY HIS ATTORNEY SAMUEL VITALI  
To allow the division of a 24,563 square foot lot in the R-1 Single Family District into Lot A with an existing single family thereon with 10,733 square feet of area and frontage of 39.9 feet; Lot B with a single family to be constructed thereon with 13,830 square feet of area and frontage of 12 feet.

CASE NO. 9756                      73 NORTH COMMON STREET  
PETITIONER DOUGLAS HYDE TRUSTEE BY HIS ATTORNEY SAMUEL A. VITALI  
Allow the construction of a 3 story apartment building in the R-5 High Rise District with less than the required parking.

CASE NO. 9757                      746-748 WASHINGTON STREET  
PETITIONER OMAR GUERRERO (owner under agreement) BY HIS AGENT ANTINEA NOGUERA  
Allow the continued (A2) Assembly use in the first floor and proposed Residential Use: 14 one bedroom units on 2<sup>nd</sup> & 3<sup>rd</sup> floor of existing building with less than the required parking in an R-5 High Rise District/ Washington Street Overlay District.

**OTHER BUSINESS:**