

TOWN OF GLOCESTER
TOWN HALL
1145 Putnam Pike
ZONING BOARD OF REVIEW
THURSDAY, OCTOBER 22, 2026
7:00 P.M.

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services must notify the Town Clerk at (401) 568-6206 not less than 48 hours in advance of the meeting date. **Hearing devices are available without prior notice.** TDD # 401-568-1422.

AG E N D A

- I. Call to Order
- II. Roll Call
- III. New Business
 - A. **Ian Katz, applicant and Ian and Kathryn Katz, owners**, property located at 95 Saunders Brook Road, further described as Recorded Plat WB, Lot 36 in an A-3 (agricultural/residential) zone. Applicant/owner is seeking a Dimensional Variance in accordance to the Gloucester Code, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Rear and Side Yard Set Back (feet) **and** Lot Coverage. Applicant/owner is proposing to build a 24' x 28' (672 sq. ft) detached garage to the rear left side of his property 10 ft. from the rear property line and 7.50 ft. from the side property line. Applicant/owner is seeking 5.33 ft of relief from the rear yard setback and .17 ft of relief from the side yard setback. In addition, the permitted lot coverage is 1,480.14 square feet or 7.39%. The applicant/owner's lot coverage will increase to 2,357 square feet, which is 11.76% of the lot with the proposed new garage. The only relief needed for lot coverage is the additional 672 square feet for the new garage. (*Application material enclosed*)
 - B. **K & K Real Estate Building & Development, LLC by John Pavia, sole member, applicant and owner**, property located at 0 Beach Road, further described as Recorded Plat EL, Lot 229 in an A-4 (agricultural/residential) zone. Applicant/owner is seeking a Dimensional Variance in accordance to the Gloucester Code, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Lot Coverage. Applicant/owner is proposing to build an 864 square foot single family home on a legal non-conforming lot of record. The permitted lot coverage is 778.48 sqiar feet pr 7.77%. The lot coverage will increase to 8.62% which will require 85.52 square feet of relief (.85%). (*Application material enclosed*)
- IV. Correspondence
- V. Approval of Minutes – September 24, 2026 (*Flagg copy attached*)
- VI. Next Scheduled Meeting Date: November 18, 2026
- VII. Adjourn
- VIII.

POSTED _____ @ _____
BY _____