

Zoom Information

Phone: 1-312-626-6799
Meeting ID: 839 2518 9286
Passcode: 169063



TOWN OF WINTHROP BOARD OF APPEALS
1 Metcalf Square, Winthrop, MA 02152
[o] (617) 846-1852 x 1013

Date/Time: **May 15, 2025, 6:30 PM**

Location: Harvey Hearing Room, Town Hall

Zoom link:

<https://us02web.zoom.us/j/83925189286?pwd=4SaL652BTXpWAwWdeOaFeHsJHJ4pBa.1>

2025 MAY 6 AM9:33
TOWN CLERK-WINTHROP

	File	Address	Applicant	Brief Description	H/C
1.	2025-009	82 Main Street	Jose Portillo Lopez/ Attorney Yana Zheng & Rich May	The Applicant seeks relief from General Regulations and the Table of Dimensional Regulations. The above referenced address resides in an R-A District and two structures exist on the lot. The front structure is a single-family structure, and the rear structure is an existing garage that was converted to a unit. On September 26, 2013, the owners appeared in front of the Board of Appeals for an addition to the garage and permission to convert to a living space. Whereas the lot is in Residence A District, the permit was denied in accordance with the Town's Zoning By Laws. Dimensional Regulations, no lot shall contain more than one single- or two-family dwelling. Relief from additional Zoning By Laws will also be needed.	Hearing- 5/15/25

2.	2025-004	54 Wilshire Street	Wilshire, LLC./ Attorney Terence Delehanty	The Applicant seeks a permit to develop a two-family town house with stories in height, residential dwelling units, with parking on the lot. The proposed project is within the RA District and is a permitted use RA District. The Applicant seeks a permit for noncompliance of proposed structure with respect to max stories/ height; right side setback; and left side setback.	Continued from: 3/20/25, 4/14/25
3.	2025-005	67 Woodside Avenue	Tien Pham/ Attorney Terence Delehanty	The Applicant seeks a permit to develop a three- story, mixed- use property in the Center Business District containing one commercial office space and four one-bedroom residential dwelling units, with parking on the lot. The proposed project in within the Center Business District and is a permitted use. However, the project abuts an RA District, therefore limiting the project to two and half stories. The Applicant is requesting a permit for noncompliance of proposed structure with respect to max stories/ height.	Continued from: 3/20/25, 4/14/25
4.	2025-002	25 Pleasant Court	Fazio Enterprises/ Attorney Terence Delehanty	The Applicant seeks a permit to demolish existing structure and construct a three-story structure containing three residential units on an existing lot of which resides in a R-A District. Whereas the project is in a R-A District, and according to Section 17.12.130 Table of Use Regulations multifamily structures are not permitted in the R-A District to construct a three-unit building, a Use Variance amongst other variances will be required by the Town of Winthrop Board of Appeals.	Continued from: 2/27/25, 3/30/25, 4/14/25
				Review Meeting Minutes from: 3/28/24, 6/27/24, 7/25/24, 8/22/24, 9/26/24, 11/21/24, 4/14/25, and 4/17/25	
				Review BOA Rules and Regulations	
Adjourn					

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.