



# Town of Halifax Commonwealth of Massachusetts

## Zoning Board of Appeals

499 Plymouth Street • Halifax, MA 02338 • 781-293-1736

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HALIFAX TOWN CLERK

### Notice of Public Hearing

The Halifax Zoning Board of Appeals will hold a public hearing on Monday, September 13, 2021, at 7:30p.m. in the Great Hall at the Halifax Town Hall 499 Plymouth Street, Halifax, MA 02338 on the application by Thomas F. Smith, Jr. for Special Permit and Variances to construct an addition to an existing house with a second-floor In-Law Apartment to be located at 434 Thompson Street, Halifax, MA 02338. Said property is owned by Steven T. Smith as shown on Assessor's Map 79 Lot 2A, Title Ref: Book 52352 Page 296. The applicant is seeking Special Permit and Variances to construct a three-car attached garage addition and mudroom, 40' x 28', with a second-floor In-Law Apartment above the garage. According to Halifax Zoning By-Law Section 167-F(4): No garage or barn shall have a ground floor area greater than 884 square feet unless authorized by a special permit from the Zoning Board of Appeals. In addition, the garage would require a variance of the left side setback from 30 feet to 26 feet according to the Table of Dimensional and Density Regulations Section 167-11. In-Law Apartments also require a special permit under Town of Halifax Zoning By-Laws Section 167-7D(12) and a variance of Section 167-7D(12)(f): the size of the in-law shall not be larger than 50% of the first floor living space of the main residence or 900 square feet. Area is zoned Residential. Petition #950.

Halifax Zoning Board of Appeals

Kozhaya Nessralla, Vice-Chairman; Peter Parcellin, Clerk; Robert Durgin, Member; Gerald Joy, Member; Tina Kenyon, Member; Daniel Borsari, Associate Member

Notice advertised in the Plympton-Halifax Express on Fridays August 27, 2021 & September 3, 2021.