



Zoning Board of Appeals
February 5, 2026, 6:30 PM
Town Offices
Select Board Meeting Room
36 Bartlet Street
Andover, MA 01810

RECEIVED
TOWN CLERK'S OFFICE
2026 FEB -3 AM 8:17
TOWN OF ANDOVER, MA

CONTINUED HEARINGS:

9 RUGGIERO WAY- T&T LUCK, LLC- ZBA-25-39

Variance from Article VIII, §4.1.2 and/or a Special Permit under Article VIII, §3.3.5 to construct an addition that will encroach into the side yard depth requirements

NEW HEARINGS:

5 WOLCOTT AVENUE-BRIAN & MELISSA CONNELL-ZBA-25-43

Variance from Article VIII, §4.1.2 and/or a Special Permit under Article VIII, §3.3.5 to construct an addition that will encroach into the side and rear yard depth requirements

179 HIGHLAND ROAD- MARTIN & JESSICA HORKAN- ZBA-26-1

Variance from Article VIII, §4.1.2 and/or a Special Permit under Article VIII, §3.3.5 to construct an addition that will encroach into the side yard depth requirements

20 JOHNSON ROAD- GUNISH GHUNAGI- ZBA-26-2- REQUEST TO CONTINUE

Party Aggrieved for the Building Inspector's Notice of Violation of Town of Andover Zoning By-law Article VIII §9.0 and/or a modification of Decision Number ZBA-25-27

CONTINUED DELIBERATIONS

22 ARUNDEL STREET- COLIN FAHEY- ZBA-25-38

Variance from Article VIII, §4.1.2 and/or a Special Permit under Article VIII, §3.3.5 to construct a deck that will encroach into the side yard depth requirements

12 BAYBERRY LANE- RYAN MAJEWSKI- ZBA-25-40

Variances from Article VIII, §7.9.2 and/or Article VIII, §4.2.2 to construct a detached accessory dwelling unit that encroaches into the side and rear yard depth requirements.

76 CHESTNUT STREET-LISA DEFRONZO- ZBA-25-41

Variance from Article VIII, §4.1.2 and/or a Special Permit under Article VIII, §3.3.5 to construct a second story addition that will encroach into the front and side yard depth requirements.

4 CUBA STREET- VASILI KARPAU- ZBA-25-42

Variance from Article VIII, §4.1.2 and/or a Special Permit under Article VIII, §3.3.5 to construct an addition that will encroach into the front and side yard depth requirements

APPROVAL OF MINUTES

JANUARY 8TH, 2025

VOTE TO ADJOURN

The above matters are those the Chair expects to discuss at the meeting. Matters may be discussed out of order or may be deferred. To view documents associated with this agenda contact: 978-623-8627 or zoning@andoverma.gov If any member of the public wishing to participate in this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Town Manager's office at 978-623-8210 or manager@andoverma.gov.