

ANDOVER, MASSACHUSETTS ZONING BOARD OF APPEALS MEETING AGENDA
Thursday, August 3, 2023, 6:30 P.M.

The Hall, 2nd Floor, Memorial Hall Library, 2 N. Main Street, Andover

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6:30 CONTINUED DELIBERATIONS

ANDOVER TOWN CLERK
RCUD 2023 JUL 31 PM 1:0

1. 3 MACKENZIE COURT - LAM - Z-23-31
Variance Art. VIII, §4.2.2 for the continued existence of a shed & carport that do not meet the minimum side yard depth requirement.
2. 14 GENEVA RD - ARNOLD - Z-23-23
Special Permits Art. VIII, §§3.3.5.2 &/or 9.4 to raze & construct a non-conforming single-family dwelling.
3. 14 GENEVA RD - ARNOLD - Z-23-40
Party Aggrieved for review of a decision made by the Building Inspector.
4. 14 GENEVA RD - ARNOLD - Z-23-58
Variance Art. VIII, §8.1.6.21 to raze & construct a single-family dwelling within the Watershed Protection Overlay District. [this hearing has not been opened yet]
5. 80 Summer St - Morris - Z-23-55
Special Permit Art. VIII, §3.3.5 &/or Variances Art. VIII, §§4.1.2 & 4.2.2 to construct additions that will not meet the minimum front or side setback requirements.
6. 23 WILLIAM ST - HUSBANDS - Z-23-57
Variance Art. VIII, §§4.0 &/or 4.2.2 to construct rear stairs that will render an existing detached garage non-conforming.
7. 29 FOSTERS POND RD - GARBER / PURTLE - Z-23-60
Special Permits Art. VIII, §§3.3.2, 3.3.3 &/or 3.3.5 &/or Variance Art. VIII, §§4.1.1, 4.1.2, 4.1.3.2.C, &/or 10.0 to construct a side entry on a lot that lacks frontage as defined by the bylaw.
8. 422 HIGH PLAIN RD - RESTUCCIA - Z-23-61
Special Permit Art. VIII, §3.3.5 &/or Variance Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front yard depth requirement.
9. 23 PLEASANT ST - HADAD - Z-23-62
Variance Art. VIII, §6.2.2 to keep horses on a lot lacking the minimum required area.
10. 4 NOB HILL CIRCLE - CRUMP - Z-23-63
Variance Art. VIII, §4.1.2 to construct an addition that will not meet the minimum yard depth requirement.
11. 77 ESSEX ST - HENRY'S AUTOMOTIVE INC / 85 ESSEX LLC - Z-23-64
Variance Art. VIII, §3.1.3.C.18 to allow the sale of motor vehicles.
12. 77 MAPLE AVE - MCKENNA / EADS - Z-23-65
Special Permit Art. VIII, §3.3.5 &/or Variance Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side setback.

NEW PUBLIC HEARINGS & DELIBERATIONS

13. 2 DEERBERRY RD - GRAHAM - Z-23-59
Special Permit Art. VIII, §3.3.5 &/or Variance from Art. VIII, §4.1.2 to construct a porch that will not meet the minimum front yard depth requirement.
14. 7 ISLAND WAY - LASKI - Z-23-66
Special Permit Art. VIII, §3.1.3.F.4 for the continued use of a Family Dwelling Unit approved in Z-18-86.
15. 3 DALLON RD - GAGNON - Z-23-67
Variance Art. VIII, §4.2.2 to construct a detached garage that will not meet the minimum side yard setback.
16. 10 WASHINGTON AVE - ROUND - Z-23-68
Special Permit Art. VIII, §3.3.5 &/or Variance Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side yard setback.
17. 5 CHESTER ST - STUART - Z-23-69
Modification of Decision Z-22-108.
18. 13 HARTFORD CIR - SQUILLACIOTTI - Z-23-71
Special Permit Art. VIII, §3.1.3.F.4 to create a Family Dwelling Unit.
19. 21 WASHINGTON AVE - SAI BUILDERS, LLC - Z-23-72
Special Permits Art. VIII, §§3.3.5 &/or 3.3.7 &/or Variance Art. VIII, §§4.1.2 &/or 4.1.3.2.d to raze a single family dwelling & construct a single family dwelling on a lot that lacks area & frontage & will not meet the minimum front yard setback.
20. 8 KENSINGTON ST - SIMKO - Z-23-70
Special Permit Art. VIII, §3.3.5.2 &/or Variances Art. VIII, §§4.1.2 &/or 4.1.3.2.d construct an addition that will not meet the minimum yard depth requirements.

7:00 COURT ORDERED REMAND PUBLIC HEARINGS & DELIBERATION

21. 1323 SOUTH STREET – Z-21-153

Party Aggrieved for review of a decision made by the Inspector of Buildings &/or for a Special Permit Art. VIII, §3.1.3.C.23 to conduct a Contractor's Yard.

APPROVAL OF MINUTES

VOTE TO ADJOURN

The above matters are those reasonably anticipated by the Chair that may be discussed at the meeting. Matters may be discussed out of order or may be deferred.

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.

To view documents associated with this agenda contact: zoning@andoverma.gov or 978-623-8627

WATCH the meeting at: <https://andovertv.org/government>, **COMCAST 22, VERIZON 45** channels are subject to change by Andover TV according to their schedule.

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