

**ANDOVER PLANNING BOARD**

**APPLICATION FOR SPECIAL PERMIT**

**For: Conversion of a nonresidential structure to a multifamily dwelling**

**Section of Bylaw: 7.2.1.1**

**APPLICATION MUST BE COMPLETE**

(Please print or type)

This application, completed and signed with original signature(s), shall be submitted with 18 copies of the application and narrative, 10 copies of the full-size plans (24x36), 7 copies of 11x17 plans, 4 drainage reports and a pdf version of the application package (call Planning regarding number of copies of any other reports being submitted).

Application is hereby made for a Special Permit for conversion of a nonresidential structure to a multifamily dwelling Section 7.2.1.1 of the Zoning By-Law

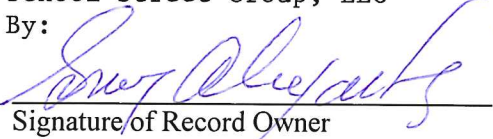
1. Applicant(s): School Street Group, LLC  
Contact Name: Greg Alexandris  
Mailing Address: 42 School Street, Andover, MA 01810  
Telephone Number: 978-375-4418  
Email Address: gregalexandris@gmail.com
2. Record Owner(s) Name: Same as above  
Mailing Address: Same as above
3. Interest in Property:  Owner  Other  
(Describe): \_\_\_\_\_
4. Engineer: DK Engineering, LLC  
Contact Name: Dan Koravos  
Mailing Address: 59 Granite Lane, Chester, NH  
Telephone Number: 603-505-5226  
Name of Professional Surveyor: Findeisen Survey & Design LLCPLS # 45098
5. Property Address: 33 Chestnut Street  
Assessors Map 39-54 Lot(s) \_\_\_\_\_  
Zoning District(s) including overlay districts: GB
6. Lot square footage/acres: 8,198 sf
7. Frontage: 102 ft

8. Square footage of existing building: 5,400 sf +/-  
stories: 3 square footage per floor: 1,766 sf +/- grade level, 2,363 +/- upper level, 1,271 +/- attic height: 30 ft +/-
9. Existing Use(s) office Proposed Use(s): multifamily dwelling
10. Square footage of proposed building or addition: 6,918 sf +/-  
Total building coverage percentage: 36.9% landscaping percentage: \_\_\_\_\_  
Total square footage: 6,918 sf +/- percentage: \_\_\_\_\_
11. Square footage of total land disturbance: N/A
12. Parking: existing 14 proposed 11
13. Number of: Buildings 1 Units: 3
14. Building Height: 30 ft +/-
15. Open Space: Acreage N/A to SP applied for \_\_\_\_\_ Percentage \_\_\_\_\_  
Percentage of Accessible Open Space \_\_\_\_\_
16. Square Footage of Roadway Construction Land Disturbance: N/A  
Square Footage of Total Land Disturbance: N/A
17. Deed of Property Recorded In Essex North District Registry of Deeds,  
\_\_\_\_\_  
Book 17283 Page 307, or Certificate of Title \_\_\_\_\_  
Easements and Restrictions of Record (Include description and deed reference): None.
18. Certified Statement as to Encumbrances on the land: \_\_\_\_\_  
None.
19. Describe any previous Special Permit Application or approvals for these premises \_\_\_\_\_  
None.
20. Provide a narrative of the project and how it meets the zoning bylaw requirements.  
See attached Addendum.

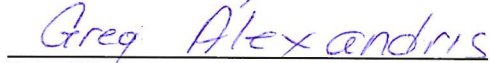
I understand and agree to comply with the requirements of the Andover Planning Board's Rules Governing Special Permits.

School Street Group, LLC

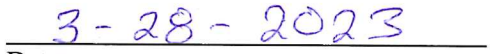
By:



Signature of Record Owner



Print Name Greg Alexandris



Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**SPECIAL PERMIT APPLICATION**  
**Addendum**

Applicant is the owner of the nonresidential structure located at 33 Chestnut Street, commonly known as the former Andover Townsman building. The building lies within the General Business (GB) zone and sits adjacent to a residential neighborhood on Chestnut Street. Applicant is seeking to convert the existing Andover Townsman building into a multi-family dwelling consisting of three (3) residential units and is seeking a Special Permit as provided in Zoning By-Law Section 7.2.1.

This conversion will expand available housing in the downtown area, while maintaining the character of the area by re-purposing the existing structure, which has sat vacant for approximately six years.

**Request for Special Permit to convert a nonresidential structure to a multifamily dwelling**

Section 7.2.1.1 of the By-law authorizes the Planning Board to issue a special permit for a planned development by conversion of a nonresidential structure into a multifamily dwelling. Here, Applicant proposed to convert a vacant former office building into a multifamily dwelling consisting of three (3) residential dwelling units, which will be managed by a homeowner's association.

The existing structure meets the dimensional, density, and parking requirements for the GB district, and the re-purposed use is consistent with the purposes of the Zoning By-Law.

The existing structure will remain intact as currently laid out on the lot. The interior will undergo full renovation. The exterior will remain as is, except that the existing drive-under parking will be enclosed to create enclosed parking garages for the units, using matching materials. There will be no addition to or expansion of the building as it stands.

The density requirement provided in Section 7.2.2 of the Zoning By-Law is 2,000 sf per dwelling, resulting in a requirement of 6,000 sf for a three-unit multifamily dwelling. The lot area of the existing parcel is approximately 8,000 sf<sup>1</sup>.

Section 7.2.5(2)(a) of the Bylaw provides "There shall be two parking spaces per dwelling unit. Visitor parking shall be determined by the Planning Board with reference to the number of dwelling units proposed." Applicant proposes three dwelling units. Under the By-Law, at least 6 (2 per unit) parking spaces are required. As shown on the plans provided, Applicant will provide eight (8) surface parking spaces, inclusive of parking to accommodate an electric vehicle, and accessible parking for persons with disabilities. Combined with the enclosed garages, the site will provide a minimum of eleven (11) parking spaces to accommodate the three residential units, or an average of approximately 3.5 spaces per unit.

There will be no signage, other than the building address.

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<sup>1</sup> Per the Town of Andover property card, the lot area is approximately .182 acres which converts to approximately 7,973 sf (rounded). The site plan submitted herewith, shows a slightly larger lot area of 8,198 sf.

Redevelopment of the Andover Townsman, as proposed by the Applicant, supports the most appropriate use of land throughout the Town, while preserving the character of the Town, and promoting support for local amenities, consistent with the purpose of the Zoning By-Law. The building is located in the heart of the downtown area with excellent walkability to shops, restaurants, and the many other amenities that will provide residents with urban-style living within a suburb.