



MEETING NOTICE **TOWN OF NORTH ANDOVER**

Board/Committee Name:	<u>ZONING BOARD OF APPEALS</u>
Date:	Tuesday, March 11, 2025
Time of Meeting:	7:30 p.m.
Location:	Town Hall, 120 Main Street, North Andover, MA 01845

AGENDA

1. Call to Order

- a. Pledge of Allegiance

2. Acceptance of Minutes – Request to Continue

- a. October 8, 2024
- b. November 19, 2024
- c. December 10, 2024
- d. January 14, 2025

3. New Public Hearing of 922 Dale Street

The petition of Joseph McCarthy for property at 922 Dale Street. The Applicant is requesting a Variance pursuant to Town of North Andover Zoning Bylaws Section 195-7.1(A) Contiguous buildable area (“CBA”) in the R-1 Zoning District for the purpose of constructing a single-family house on a vacant lot contingent upon the Planning Board’s approval subdividing the lot into two parcels. Specifically, Applicant has requested CBA needing a relief variance of 3,457 square feet (the CBA proposed is 61,883 square feet or 71% of the total lot area and the CBA required is 65,340 square feet or 75% of the total lot area).

The Applicant is requesting a Variance pursuant to Town of North Andover Zoning Bylaws Section 195-7.3 Yards (setbacks) Table 2: Summary of Dimensional Requirements for one side setback in the R-1 Zoning District for the purpose of constructing a single-family house on a vacant lot contingent upon the Planning Board’s approval subdividing the lot into two parcels. Specifically, Applicant has requested a side setback needing a relief variance of 2.7 ft. (side setback proposed is 27.3 ft., side setback required per Table 2 is 30 feet).

4. Miscellaneous

40B Correspondence: CHI letter dated January 29, 2025 regarding Orchard Village; CHI letter dated January 29, 2025 regarding Merrimac Condominiums; and Perkins & Ancil, P.C. letter dated January 30, 2025 regarding Merrimac Condominiums

5. Adjournment