



MEETING NOTICE **TOWN OF NORTH ANDOVER**

Board/Committee Name:	<u>ZONING BOARD OF APPEALS</u>
Date:	Tuesday, April 8, 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**

- a. October 8, 2024
- b. November 19, 2024
- c. December 10, 2024
- d. January 14, 2025
- e. March 11, 2025

3. **Continuance 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. **New Public Hearing of 45 Third Street**

The petition of Prime Builders LLC for property at 45 Third Street. The Applicant is requesting a **Special Permit** pursuant to Town of North Andover Zoning Bylaws Section 195-4.3.3) the conversion of an existing dwelling to accommodate not more than five (5) residential units, by special permit from the Zoning Board of Appeals in accordance with Section 195-10.7 of this Bylaw and Subsection N(4) of this Section.



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Specifically, Applicant is requesting to build an addition for two (2) housing units and conversion of an existing single-family dwelling for a total of three (3) residential units.

5. 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.

6. Adjournment