



MEETING NOTICE **TOWN OF NORTH ANDOVER**

Board/Committee Name:	<u>ZONING BOARD OF APPEALS</u>
Date:	Tuesday, May 20, 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 from April 8, 2025 Meeting**

3. **Discussion: Behavior During Public Comment.**

4. **Continuance 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. 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. **The Applicant is requesting a continuance to the June 10, 2025 Zoning Board of Appeals meeting.**

5. **[New Public Hearing of 350 Winthrop Street](#)**

The petition of Justin Parker of Classic Signs for property at 350 Winthrop Street. The Applicant is requesting a **Variance** pursuant to Town of North Andover Zoning Bylaws Section 195-6.5A, for the specific relief to allow an internally illuminated set of channel letters to be installed onto the façade of the building.

6. **[New Public Hearing of 30 Wentworth Avenue](#)**

The petition of Charles Parsons for property at 30 Wentworth Avenue. The Applicant is requesting a **Variance** pursuant to the Town of North Andover Zoning Bylaws Section 195-4.3, Section S (Dimensional Requirements), Table 2 for a rear setback and a side setback in the R-4 Zoning District for the purposes of constructing a 10'x14' shed; specifically, Applicant has requested a rear setback needing a relief variance of 24.0 feet and a side setback needing a relief variance of 13.0 feet. (The rear setback proposed is 6.0 feet and the side setback required per Table 2 is a minimum of 30.0 feet. The side setback proposed is 2.0 feet and the side setback required per Table 2 is a minimum of 15.0 feet).



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7. **[New Public Hearing of 180 High Street](#)**

The petition of Joseph Souza for property at 180 High Street. The Applicant is requesting a **Special Permit** pursuant to Town of North Andover Zoning Bylaws Section 195-10.7, Subsection N(4) for converting an existing single family dwelling to a 2-Family multi-unit, specifically, Applicant is requesting the conversion of an existing one-family dwelling to a two-family dwelling.

8. **[New Public Hearing of 288 Stiles Street](#)**

The petition of Gale Page for property at 288 Stiles Street. The Applicant is requesting a **Special Permit** pursuant to Town of North Andover Zoning Bylaws Section 195-2.3, for a dog kennel; specifically, Applicant has requested to open a dog kennel at the property, which is not allowed in Residential Zone R-2.

9. **[Adjournment](#)**