



**ZONING BOARD OF APPEALS  
 MEETING AGENDA**

**Thursday, March 5, 2020 at 6:30 P.M.  
 Conference Room A, 3<sup>rd</sup> Floor  
 Andover Town Offices**

RECEIVED  
 TOWN CLERK'S OFFICE  
 2020 FEB 28 P 2:50  
 TOWN OF ANDOVER, MASS.

**6:30 REQUEST TO CONTINUE TO APRIL 2, 2020**

1. 27 Main Street – Touchdown, LLC – Z-19-166  
 Variances from Art. VIII, §§5.2.5, 5.2.6 & 5.2.9 to erect a freestanding, externally illuminated sign that exceeds the maximum allowed area within 200' of a residential structure.

**CONTINUED DELIBERATIONS**

2. 15 Westwind Road - Oppenheim – Z-20-8  
 Special Permit under Art. VIII, §3.3.5 &/or a Variance from Art VIII, §4.1.2 to construct an addition that will not meet the minimum front or side yard depth requirements.
3. 41 Central St. – South Church in Andover – Z-19-154  
 Variance from Art. VIII, §5.2.8.1.B to construct a double-sided, freestanding sign that will exceed the maximum allowed area.
4. 9 Smithshire Estates - Smithson – Z-19-160  
 Variance from Art. VIII, §4.2.4 to construct a pool cabana that will not meet the minimum side yard depth requirement.

**NEW PUBLIC HEARINGS**

5. 7 High Plain Road - Olson – Z-20-24  
 Special permits under Art. VIII, §3.1.3.F.4 to continue using the Family Dwelling Unit approved in Decision #3442.
6. 141 Elm Street – Z-20-23  
 Special permits under Art. VIII, §§5.2.8 & 9.4 to erect a free-standing sign that will exceed 2 sq. ft.

**ACTION ITEMS**

7. Approval of Minutes

**REQUEST TO WITHDRAW WITHOUT PREJUDICE**

8. 5 Tucker Road – SAI Builders LLC – Z-20-29  
 For a determination that the lot is buildable or for a variance from Art. VIII, § 4.1.2 (a) to construct a single family home on a lot that lacks the minimum contiguous upland

## CONTINUED PUBLIC HEARING

9. 18 William Street – Arzeno – Z-20-10

Variations from Art. VIII, §§4.1.2 &/or 7.9.4.3 and for a Dimensional Special Permit for Historic Preservation to subdivide a lot & to move the existing garage to a location that will not meet the minimum yard depth requirements.

## NEW PUBLIC HEARINGS

10. 18 William Street – Arzeno – Z-20-25

Variations from Art. VIII, §§4.1.2 &/or 4.2.2 to all the existing garage to remain in a non-conforming location that does not meet the minimum rear yard depth requirement.

11. 2 High Plain Road - Page – Z-20-26

Variance from Art. VIII, §§ 4.1.2 to change a lot line between 2 non-conforming lots, both of which will remain non-conforming as to area.

12. 8 Beacon Street – Zhang & Wei – Z-20-28

Variance from Art. VIII, §§ 4.1.2 to change a lot line between 2 non-conforming lots, both of which will remain non-conforming as to area.

## DISCUSSION ITEMS

NEXT MONTHLY MEETING IS ON APRIL 2, 2020.

## ADJOURNMENT

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The above listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Matters may be discussed out of order or may be deferred. View documents associated with this agenda: [www.andoverma.gov/](http://www.andoverma.gov/)

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If any member of the public wishing to attend 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](mailto:manager@andoverma.gov).

Per changes to the Open Meeting Law effective 7/1/10: Notices & agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.

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