



**ZONING BOARD OF APPEALS  
VIRTUAL MEETING AGENDA  
Thursday, September 3, 2020 at 6:30 P.M.  
Broadcast by:  
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TOWN OF ANDOVER, MASS

**6:30 CONTINUED DELIBERATIONS**

1. 18 William Street - Arzeno - Z-20-83  
Variance from Art. VIII, §7.9.4.4 requiring that the new lot have frontage on a public way as measured at the street line.
2. 18 William Street - Arzeno - Z-20-10  
Variances from Art. VIII, §§4.1.2 &/or 7.9.4.3 Dimensional Special Permit for Historic Preservation under Art. VIII, §7.9 to subdivide a lot & to move the existing garage to a location that will not meet the minimum yard depth requirements.
3. 18 William Street - Arzeno - Z-20-25  
Variances from Art. VIII, §4.1.2 4.2.2 for the continued existence of a non-conforming detached garage.
4. 9 Nollet Drive - Dykstra - Z-20-100  
Special Permit under Art. VIII, §3.1.3.F.4 for a Family Dwelling Unit.
5. 1 Archer Lane - Flaherty - Z-20-102  
Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct an attached garage that will not meet the minimum front yard depth requirement.
6. 172 Summer Street - Boisture / Hallal - Z-20-103  
Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side yard depth requirement.
7. 64 Maple Avenue - Sinacore Realty Trust - Z-20-104  
Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct front steps that will not meet the minimum front yard depth requirement.

**NEW PUBLIC HEARINGS**

8. 34 Linwood Street - Arabian - Z-20-107  
Variance from Art. VIII, §4.2.2 to construct a deck that render an existing detached garage non-conforming as to side yard setback.

9. 34 Linwood Street - Arabian – Z-20-129  
Variances from Art. VIII, §§ 4.1.2 & 4.2.2 to construct a deck that won't meet the minimum rear yard depth requirement & will render an existing detached garage non-conforming as to side yard setback.
10. 21 Lincoln Street – Cross – Z-20-114  
Special Permit under Art. VIII, §3.1.3.F.4 for a Family Dwelling Unit & a Variance from Art, VIII, §4.1.2 for an addition that won't meet the rear yard depth requirement.
11. 13 Webster Street – Merrimack Valley Real Estate – Z-20-126  
Special Permit under Art. VIII, §3.3.5 &/or Variances from Art, VIII, §§4.1.2 & 4.2.2 to remove & reconstruct a non-conforming front porch & rear deck as to minimum front yard depth requirement that will render a detached garage more non-conforming.
12. 38 Wild Rose Drive – Dalphond & Bombaci – Z-20-130  
Special Permit under Art. VIII, §3.1.3.F.4 for the continued use of a Family Dwelling Unit created by Decision #3680.
13. 117 Chestnut Street - Castro – Z-20-134  
Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to enclose an existing non-conforming portico as to minimum front yard depth requirement.

## ACTION ITEMS

14. 3 Gray Rd – Urquhart - Z-19-165  
Preservation Restriction for Dimensional Special Permit for Historic Preservation)
15. Approval of Minutes
16. Annual Election of Chair and Clerk

## DISCUSSION ITEMS

**NEXT MEETING IS ON OCTOBER 1, 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/)

Meetings are televised on Comcast Channel 22 and Verizon Channel 45 or may be viewed online at [www.andovertv.org](http://www.andovertv.org).

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.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Andover Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public body and/or parties with a right and/or requirement to attend this meeting can be found on the Town website. For this meeting, members of the public who wish to watch the meeting may do so in the following manner:

**Members of the public who wish to watch the meeting may do so in the following manner: Andover TV livestream <https://andover.vod.castus.tv/vod/?live=ch3&nav=live>, COMCAST CHANNEL 22 AND VERIZON CHANNEL 45.**

**Members of the public who wish to ask a question on particular agenda items during the meeting can do so by calling 978-623-8627 or by emailing [zoning@andoverma.gov](mailto:zoning@andoverma.gov).**

**Residents are encouraged to email their questions ahead of the meeting, however, staff will be available to present the Board with questions received during the meeting. Please include your name and address with your question.**

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.

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