

CONTINUED PUBLIC HEARING AGENDA
and
PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
November 15, 2017

7:30 P.M. – 328 Summer Street (Baum) – for a **Variance** under Sections 2441 (Front Yard) and 2421 (Lot Area) of the Norwell Zoning By-laws. The Applicants are seeking approval to add shed dormers to the existing structure, which is on a pre-existing, non-conforming lot. The existing structure does not meet the required front yard setback of 50’ and the lot does not meet the minimum lot size of 1 acre. Property is located at **328 Summer Street** in Residential District A as shown on Assessor’s Maps 3A & 3B, Block 10, Lot 3 and filed with the Plymouth County Registry District of the Land Court as Document 410703 and shown on Certificate No. 91451. The house was built in 1880 and the lot consists of .87 acres.

7:40 P.M. – 45 Cedar Point (Mazzocco) – for an **Appeal of Decision of Building Inspector/Zoning Official** under Sections 1230.8 and 1323 (a) of the Norwell Zoning By-laws. Applicant seeks to finish second story of the new garage built pursuant to a validly issued building permit for a home office and exercise room with a bathroom. Property is located at **45 Cedar Point** in Residential District A as shown on Assessor’s Map 25B, Block 71, Lot 43 and filed with the Plymouth County Registry District of the Land Court as Document No. 659646 as shown on Certificate of Title No. 114247. The lot consists of 4.15 acres. The house was built in 2012.

7:50 P.M. – 103-111-113 Washington Street (Hajjar) – for a **Special Permit** under Sections 1420 and 1500 of the Norwell Zoning By-laws for a *Modification Plan*. The applicant seeks approval to modify the Site Plan recorded with Plymouth County Registry of Deeds on November 9, 2016 in Book 47722, Page 16. Property is located at **103, 111 and 113 Washington Street** in Business District B as shown on Assessor’s Map 11B, Block 20, Lots 10 & 11 and recorded at

the Plymouth County Registry of Deeds in Book 33854, Page 83. The lots consist of .45 and .70 acres respectively.

7:50 P.M. – 103-111-113 Washington Street (Hajjar) – for a Site Plan approval under Section 1500 of the Norwell Zoning By-laws. The applicant seeks approval of the Site Plan to construct a single story 6500 square foot retail building and construction of 26 parking spaces. Property is located at **103, 111 and 113 Washington Street** in Business District B as shown on Assessor’s Map 11B, Block 20, Lots 10 & 11 and recorded at the Plymouth County Registry of Deeds in Book 33854, Page 83. The lots consist of .45 and .70 acres respectively.

7:50 P.M.-103-111-113 Washington Street (Hajjar) - for a Variance under Sections 2412 (Lot Change), 2471 (Building Coverage) and 4360 (o) (Prohibited Uses) to alter an existing, non-conforming commercial lot subject to an existing Special Permit to create a new lot, which lessens non-conformity and does not alter the current uses. Property is located at **103-111-113 Washington Street** in Business District B-6 as shown on Assessor’s Map 11B, Block 20, Lots 10 & 11 and recorded at the Plymouth County Registry of Deeds in Book 33854, Page 83. The lots consist of .45 and .70 acres respectively.