

PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
September 13, 2017

7:30 P.M. – 22 Forest Street – For a **Variance** under Section 2431 (Lot Frontage) of the Norwell Zoning By-laws. The applicant seeks approval to build a 3,218 sq. ft. house. The lot does not meet the required lot frontage. Property is located at **22 Forest Street** in Residential District A as shown on Assessor’s Map 21A, Block 58, Lot 15 and recorded at the Plymouth County Registry of Deeds in Book 48384, Page 85. The lot consists of 3.25 acres.

7:40 P.M. – 306 Summer Street - For a **Special Permit** finding under Section 2316(d) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning By-laws. The Applicant seeks approval to keep the existing in-law apartment. The property consists of 2.14 acres. Property is located at **306 Summer Street** in Residential District A as shown on Assessor’s Map 3B, Block 10, Lot 40 and recorded at the Plymouth County Registry of Deeds in Book 48530, Page 84. The house was built in 1980.

7:50 P.M. – 49 Washington Park Drive - For a **Special Permit** and **Section 6** finding under Sections 1400, 1420, 1640, 1642, 2421 (Lot Area) and 2441 (Front Yard) of the Norwell Zoning Bylaws. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 19,500 sq. ft. or to the front yard setback requirements of 35 ft. with only 33.69 ft. Applicant wishes to add a second story addition to the existing dwelling. Property is located at **49 Washington Park Drive** in Residential District B and shown on Assessor’s Map 18A, Block 32, Lot 67 and recorded with the Plymouth County Registry of Deeds in Book 40851, Page 343. The house was built in 1952.

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8:00 P.M. – 68 Farrar Farm Road - For a **Special Permit** finding under Section 2316(d) (Uses Requiring a Special Permit from the Board of Appeals) of the Norwell Zoning By-laws. The Applicant seeks approval for an in-law addition to include a kitchen, living room, dining room, bonus room and half bath. The property consists of 1.08 acres. Property is located at **68 Farrar Farm Road** in Residential District A as shown on Assessor's Map 12A, Block 24, Lot 39 and recorded at the Plymouth County Registry of Deeds in Book 35383, Page 65. The house was built in 1996.

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