

**PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS**

Location: 345 Main Street – Osborn Room and Zoom and Broadcast

Wednesday, March 6, 2024

NOTE: Attend live in-person *or* telecast on Comcast 1072/Verizon 39 *or* Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 P.M.):

Computer access: Click link <https://us02web.zoom.us/j/5905442324>

Mobile Phone App: Enter Meeting ID: **590 544 2324**; click “Join Meeting”

Phone access: Dial +1 929 205 6099; enter Meeting ID: **590 544 2324**; then #

7:30 P.M – 11 Tyler Street - For a **Section 6 Finding** under M.G.L. c. 40A and **Special Permit** under Sections 201-3.2A, 201-4.4 B(1)(c) (Nonconformance), 201-9.2 (Lot area) of the Norwell Zoning Bylaw to rebuild and expand the existing left side of dwelling, proposing a 21’6” by 22’9” unfinished basement; reconstruct the first floor family room and kitchen and add a 21’6” by 12’8” second floor to include a bedroom and office, expand the existing one car garage to a 22’ by 24’ 2-car garage with a second floor primary suite, and add a 33’ by 11’ back deck and a 21’5” by 3’ front deck. Existing and proposed front setback is 25’ and proposed left setback is 12’9”.

The dwelling is located at **11 Tyler Street** in Residential District B, as shown on Assessor’s Map 18A, Block 32, Lot 77 and recorded at the Plymouth County Registry of Deeds Book 46125, Page 267. The dwelling was built in 1952.