

**Continued Public Hearing Agenda
AND
PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
June 5, 2019**

7:30 P.M. – Continued 10 Washington Street (National Sign Corp for AT & T)- For a **Sign Variance** under Sections 3300, and 3323 (b) and (c) of the Norwell Zoning Bylaws, the applicant is requesting on behalf of the building occupant, AT&T, installation of three wall signs. The first sign measuring 53sq. ft., and the other two signs measure 34 sq. ft. where a 15 sq. ft. wall sign is allowed. The applicant is also seeking approval for one free-standing sign measuring 43 sq. ft. where a 25 sq. ft. freestanding sign is allowed. The property is located at 10 Washington Street in Business District B-4 as shown on Assessor's Map 5D, Block 17, Lot 84, and recorded at the Plymouth County Registry of Deeds in Book 6997, Page 286. The building was constructed in 1967.

7:35 P.M.-Continued 77 Kings Landing (Eric W. Chiasson) - For a **Special Permit and Section 6 Finding** under Sections 1400, 1420, 1640, 1642 (c) (Structural Change to Non-Conforming Lot) and 2421 (Lot Area) of the Norwell Zoning By-laws. Applicant seeks to remove and re-build existing structure, adding a second floor, thus changing the roofline. Proposed building height to be approximately 33.7 ft. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 10,890 sq. ft. Property is located at 77 King's Landing in Residential District A, Salt Marsh Conservation District, Flood Plain as shown on Assessor's Map 22A, Block 61, Lot 41 and recorded at the Plymouth County Registry of Deeds in Book 44976, Page 116. The house was built in 1930.

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7:40 P.M. - 405 Washington Street (Friends of the Homeless of the South Shore) - For a Special Permit and Section 6 Finding under Section 1642 (a) of the Norwell Zoning By-laws. The applicant seeks approval for proposed addition (22' x 34.5') to a pre-existing, non-conforming structure, increasing the footprint of the existing structure. Property is located at 405 Washington St. in Business District (B-7), and Aquifer Protection District as shown on Assessor's Map 12D, Block 26, and Lot 7 and recorded at the Plymouth County Registry of Deeds in Book 8860, Page 154. The lot consists of 2.32 acres. The house was built in 1900.

7:45 P.M. - Continued 11 Wendall Avenue (Stephen M. Adams) - For a Special Permit and Section 6 Finding under Sections 1400, 1420, 2441 (Front Yard Setback) and Section 2421 (Lot Area) of the Norwell Zoning By-laws. The Applicants seek approval to add a 4' overhang to front stairs, and redirect from southerly to easterly landing for six steps, which is on a pre-existing non-conforming lot. The existing structure does not meet the required front setback of 35' and the lot does not meet the minimum lot size of 1 acre. Property is located at **11 Wendall Ave.** in Residential District B, and Aquifer Protection District as shown on Assessor's Map 12 D, Block 27, Lot 126 and filed with the Plymouth County Registry of Deeds in Book 48934, Page 93. The house was built in 1941 and the lot consists of .13 acres.

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