

CONTINUED PUBLIC HEARING AGENDA

and

PUBLIC HEARING AGENDA

OF THE

NORWELL ZONING BOARD OF APPEALS

MAY 15, 2019

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TOWN OF NORWELL
TOWN CLERK

7:30 P.M. – 77 Kings Landing - 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.

7:35 P.M. – 11 Wendall Avenue - 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.

7:40 P.M. – Continued 495 Washington Street - For a Special Permit under Sections 1400 and 2334 (g) and /or **Variance** under Section 1320 of the Norwell Zoning Bylaw. Applicant seeks approval for a Body Art Establishment, and relief from the distance requirement of 300 ft. from a place of worship. Property is located at 495 Washington Street, Norwell, MA in Business District B-8 as shown on Assessor's Map 18B, Block 27, Lot 6, and recorded at the Plymouth County Registry of Deeds in Book 32229, Page 35. The lot consists of .58 acres.

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