

**PUBLIC HEARING AGENDA
&
CONTINUED PUBLIC HEARING AGENDA
OF THE
NORWELL ZONING BOARD OF APPEALS
November 7, 2018**

RECEIVED

2018 NOV -2 AM 9:14

TOWN OF NORWELL
TOWN CLERK

7:30 P.M. – 44 Franklin Road (Garofalo) - for a Special Permit and Section 6 Finding under Sections 1642 (c), 2421 (Lot Area), 2441 (Front Yard) and 2442 (Side & Rear Yards) of the Norwell Zoning By-laws. The Applicant is seeking approval to construct an addition to a building that is on a pre-existing, non-conforming lot. The lot does not conform to the minimum lot size requirement of 43,560 sq. ft. with only 9,395 sq. ft., the setback requirements of 35' with only 25.3' and the side yard requirement (corner lot) of 35' with only 25.8'. The property is located at **44 Franklin Road** in Residential District B as shown on Assessor's Maps 6C & 12A, Block 21, Lot 128 and filed with the Plymouth County Registry of Deeds in Book 47389, Page 1. The lot consists of .22 acres. The house was built in 1953.

7:35 P.M. – 41 Accord Park Drive (Sullivan Office Realty Trust)
Continued - for a **Site Plan Review** under Section 1500 of the Norwell Zoning By-laws. The applicant seeks approval of the Site Plan to enlarge the parking lot. The property is located at **41 Accord Park Drive** in Business District C-1 as shown on Assessor's Map 11A & B, Block 17, Lot 63 and recorded at the Plymouth County Registry of Deeds in Book 13519, Page 121. The lots consist of 2.02 acres.

7:40 P.M. – 23-33 Winter Street (23-33 Winter Street, LLC) Continued - for a **Variance** under Section 2311 (a) (Permitted Residential Uses) of the Norwell Zoning By-laws. The Applicant seeks approval to build a 24x36 three car detached garage with living space above. Property is located at **33 Winter Street** in Residential District A as shown on Assessor's Map 15D, Block 48, Lot 17 and filed with the Plymouth County Registry of Deeds in Book 46387, Page 293. The house was built in 1860 and the lot consists of 1.5 acres.

7:45 P.M. – 111 113 119 Washington Street (Hajjar Management Co.)

Continued - for a **Site Plan Review** under Section 1510 of the Norwell Zoning By-laws. The Applicant is seeking approval of the Site Plan to construct a 3,500 square foot addition, driveway and additional parking. Property is located at **111, 113 and 119 Washington Street** in Business District B as shown on Assessor's Map 11B, Block 20, Lots 11, 12 & 13 and recorded at the Plymouth County Registry of Deeds in Book 33854, Page 83 and Book 18316, Page 80. The lots consist of 2.29 acres.

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2019 NOV -2 AM 9:41

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