



## **Hanover Zoning Board of Appeals**

### **Meeting Agenda**

*April 24<sup>th</sup>, 2019, 7:30 p.m.  
Second Floor Hearing Room  
550 Hanover Street  
Hanover, MA 02339*

### **Agenda**

1. 7:30 p.m. – Call meeting to order
2. Review Minutes
3. 7:30 p.m. – Public Hearings (Public Hearings may be heard out of order)
4. **Public Hearing for Case Z-19-5: 48 Maple Avenue**  
The Board will open the petition of Delcon Enterprise filed with the Town Clerk on February 14, 2019 for property located at 48 Maple Avenue, Hanover, MA Assessors Map 26, Lot 32, Residence A. The petitioner is requesting a variance from Section 7.360, Lot Frontages. The applicant is requesting to use the frontage located on Cedar Street for the property and use the access off Maple Avenue for the driveway.
5. **Public Hearing for Case Z-19-6: 1456 Hanover Street**  
The Board will open the petition of Stephen Zeboski filed with the Town Clerk on February 19, 2019 for property located at 1456 Hanover Street, Hanover, MA, Assessors Map 43 Lot 45, Residence A District. The petitioner is requesting a Special Permit from Zoning Bylaw Section 4.100 Pre-Existing Non-Conforming Uses. The petitioner is proposing to re-construct four pre-existing non-conforming residential units to be in compliance with our current Zoning regulations.
6. **Public Hearing for Case Z-19-7: 1464 Hanover Street**  
The Board will open the petition of Stephen Zeboski filed with the Town Clerk on February 19, 2019 for property located at 1464 Hanover Street, Hanover, MA 02339 Assessors Map 43 Lot 46, Residence A District. The petitioner is requesting a variance from Zoning Bylaw Section 4.220.b.i and Special Permit from Section 4.220.b.ii Pre-Existing Non-Conforming Structures for a side setback of 14.8' on the westerly side and 16.1' on the easterly side from the required 20' side setback. The petitioner is proposing to re-construct two pre-existing non-conforming residential units.

**7. Public Hearing for Case Z-19-8: 936 Washington Street**

The Board will open the petition of the Salvation Army of Massachusetts, Inc., c/o BKA Architects, 142 Crescent Street, Brockton, MA 02302 filed with the Town Clerk on March 4, 2019 for property located at 936 Washington Street, Hanover, MA Assessors Map 30, Lots 14, 21, and 70, Business District. The petitioner is requesting a variance from Section 7.540.B. Maximum lot coverage from 65.9% to 69.7% to expand the current parking.

**8. Public Hearing for Case Z-19-9: 318 Webster Street**

The Board will open the petition of the William and Dawn Warner, 318 Webster Street, Hanover, MA filed with the Town Clerk on March 1, 2019 for property located at 318 Webster Street, Hanover, MA Assessors Map 10 Lot 43, Residence A District. The petitioner is requesting a variance of front yard setback of approximately seventeen and one tenth (17.01') feet from Zoning Bylaw Section 7.400, Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations, for the proposed construction of a single-story addition.

9. Update of other Zoning Board of Appeals matters

10. Adjourn

\*This Agenda is subject to change without notice\*