



Town of Danvers
Zoning Board of Appeals

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Zoning Board of Appeals Members

John Boughner, Chair
Kenneth Scholes, Clerk
Corinne Doherty
Kenneth Jarvinen
Jeff Sauer

POSTED

OCT 26 2023

8:30A JV

AGENDA
ZONING BOARD OF APPEALS

TOWN CLERK DANVERS

Notice is hereby given that the **ZONING BOARD OF APPEALS (ZBA)** of the Town of Danvers will hold a public hearing at the **DANVERS SENIOR CENTER, 25 STONE STREET, DANVERS, MA** on **MONDAY, OCTOBER 30, 2023 at 7:00 PM.** The meeting will be broadcast live on Danvers Cable Access Television (DCAT) on **Comcast Channel 22 and Verizon Channel 41** and streamed live on YouTube: <https://www.youtube.com/watch?v=AeMIJv86fhk>

CONTINUED ITEMS

98 Newbury Street (HCZ): Request a Finding from Section 3.10.B of the Danvers Zoning Bylaw to allow the expansion of an existing mobile home park to provide 35 new mobile homes on site, where 98 currently exist. The site is 7.09 acres and located in the Highway Corridor zone. **Request made by Tamar Properties, LLC, c/o Nancy McCann, Esq. (23-5038) – Request to continue to November 13, 2023**

4 Hanson Road (R2): Request a Variance under Table 2 of the Danvers Zoning Bylaw to allow the expansion of an existing single family home into the right side setback, and to request a Special Permit from Section 9.2 to create an internal Extended Family Living Area (EFLA) larger than 750 square ft. **Request made by Justin LeDuc c/o Michael Bean (23-5039)**

156 Hobart Street (R2): Request a Special Permit from Section 9.2 to create a detached Extended Family Living Area (EFLA) larger than 750 square ft. **Request made by Tracey Hope-Ross (23-5040)**

REGULAR ITEMS

144 High Street (R-1): Request a modification to a Finding granted under Section 3.11.B.1 of the Danvers Zoning Bylaw to allow an extension of an existing non-conforming structure through the addition of living space and a deck, without expanding the footprint. Additionally, the applicant is requesting to modify a previous Special Permit decision that was issued in 1989 (Docket CC-2280) to allow for exterior changes to be made to the structure consistent with the Finding modification requested above. **Request made by Michael and Ellen Fennell (23-5035)**

6 Washington Street (R-2): Request a Finding under Section 3.10 and 3.11 of the Danvers Zoning Bylaw to allow a conforming addition to the rear of an existing non-conforming structure that will include a two-car garage with living space above. Lot is nonconforming due to lack of frontage **Request made by Danielle Finocchiaro (23-5045)**

469-471 Maple Street (HCZ): Request a Finding under Section 3.10.C and 3.10.B.2 and a Variance under Table 3 of the Danvers Zoning Bylaw to allow the removal of an existing non-conforming three-family dwelling and the construction of a new multi-family structure containing 15 residential units. Proposed structure will be closer to the side and rear property lines than permitted by-right. **Request made by Nancy McCann (23-5046)**

49 Adams Street (R1): Request a Variance and Finding under Section 2.9.2 and Table 2 of the Danvers Zoning Bylaw to allow the construction of a new duplex on site. This application is a Reapplication of a Variance that was submitted in 2021 and has since lapsed. No changes proposed from the original submission in 2021. **Request made by Nancy McCann (23-5047)**

REVIEW AND APPROVAL OF MINUTES

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