

**PUBLIC HEARING AGENDA**  
**OF THE**  
**NORWELL ZONING BOARD OF APPEALS**

**March 7, 2012**

7:30 P.M. – PUBLIC HEARING – for **Julie Johnson, Custom Home Designs** for a **Special Permit** and Section 6 finding under Sections, 1400, 1420, 1640, 1642 and 2421(Lot area), 2442 (Side Yard) of the Norwell Zoning Bylaws . The lot does not conform to minimum lot size requirement of 43,560 sq. ft. with only 22,294 sq. ft. Applicant, on behalf of property owners, **Dawn & Joseph Ciardi**, wishes to demolish the existing attached one car garage and breezeway and replace it with a 25' x 26' foot attached two car garage and covered breezeway meeting the required setbacks and existing roof line. The attached two car garage will have a master bedroom and bath upstairs. Dormers will be added to the existing second floor. Property is located at **117 Grove Street** and shown on Assessor's Map 6C as Block 13 Lot 20 Registry of Deeds Book 24992, Page 174 in Residential District B. **House built in 1954.**

7:45 P.M. – PUBLIC HEARING - **Carl Micciantuono, Administrator of Estate of Alice F. Micciantuono of 163 Main Street, Norwell, MA** for appeal of a denial of a Building Permit under Norwell Zoning Bylaw (NZBL) 1323(a) and 1324; and for a Section 6 paragraph 4 finding under MGL Ch. 40A; and NZBL Section 1650 Isolated Lot and 2412 Lot Change findings; and a Section 1420 Special Permit, and a Variance under Section 1322, if required to supplement any such finding described above, on property located at **281 Main Street** in Residential District A as shown on Assessor's Map 20A, Block 40, Lot 15, Registry of Deeds Book 35061, page 118.

8:00 P.M. – PUBLIC HEARING - **James P and Eileen L. Kelly, 278 Bowker Street, Norwell, MA** for an appeal of denial of a building permit, a finding under Zoning Bylaw Sections 1323(a) and 1324 that the Property described below is in compliance with Zoning Bylaw Article II, Section 2318, Subsection III *Building Permit Common Driveway* and for the issuance of said Building and Common Driveway Permit; and a Zoning Bylaw Section 1420 Special Permit; and a Zoning Bylaw Section 1322 Variance, if required to supplement any such finding described above. Property is located at **Grove Street** and shown on Assessor's Map 8C, Block 39, Lot 3, Registry of Deeds Book 5730, page 306 in Residential District A.

