



Town of Danvers

Zoning Board of Appeals

1 Sylvan Street | Danvers, MA 01923 | (978) 777-0001

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TOWN CLERK DANVERS

AGENDA ZONING BOARD OF APPEALS

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 MARCH 27, 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://youtube.com/live/cn4uM6j_2BE?feature=share

CONTINUED ITEMS

154 WATER STREET (a/k/a 170 Water Street) (R-II) Request for a Special Permit in accordance with Table 1 and Section 30.2.F of the Danvers Zoning Bylaw to allow a new senior (55+ in age) affordable housing development consisting of 140 senior independent dwelling units (70 of which will be deed restricted affordable) with a preference for those residents who are deaf, deaf/blind, and near-deaf, and with an affordable income eligibility from 30% AMI to market rate. The subject applicant has been selected by the Danvers Housing Authority to be the project developer, in accordance with Zoning Bylaw Section 30.2.F.1 The applicant is requesting variances from Section 30.2.F.2 and Table 2 to allow the development building to be four stories in height where two stories is the maximum, to be 49' in height where 30' is the maximum, and to have more than 8 units in the development building. A variance from Section 30.2.F.3 is requested to allow the permanent parking spaces for the new development to be located within the dimensional side and rear setback of the property. **Request made by New England Home for the Deaf, Inc. and WinnDevelopment Company, LP. (23-5012).**

REGULAR ITEMS

139 ENDICOTT STREET (C-III): Request for a variance from Section 37.6.F of the Danvers Zoning Bylaw to allow three menu boards for the associated permitted double-lane drive-thru restaurant where two menu boards is the maximum for the associated permitted double-lane drive-thru restaurant. **Request made by Serrato Signs, LLC (23-5013).**

103 NEWBURY STREET (HCZ): Request for a Finding in accordance with Section 3.10.B.2 of the Danvers Zoning Bylaw to allow the expansion of the preexisting non-conforming Mobile Home Park by increasing the number of mobile homes from fourteen (14) homes to thirty (30) homes; Request for a dimensional variance in accordance with Table 2 of the Danvers Zoning Bylaw to allow the new mobile homes to be within the 25' side and rear zoning setback, but no closer than the existing mobile homes. **Request made by Leah & James LLC and North Shore Property Group LLC. (23-5014).**

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