

MEMO

TO: Planning & Zoning Commissioners
FROM: Jim Hallisey, Zoning Agent
RE: Discussion – Lot width definition
DATE: July 20, 2020

A situation has arisen where the application of a definition set forth in the town's zoning regulations does not lend itself to application in a situation before me. It is my understanding that in situations

In lieu of "road frontage" or "lot frontage" to establish the minimum dimension along the front of Any lot the Town of Andover utilized the term "lot width". While this typically works with most lot Layouts, it does not in all cases. An applicant I am currently working with owns land at 57 Hendee Road (formerly Burbank Road). It appears that at some point a reconfiguration of the road left additional land between the front of the property and the road. As a result, applying the existing regulations (i.e. definitions) would effectively place the building setback line and the point at which to measure the lot width on the town's property. It is my understanding that the Commission does have the discretion to apply its regulations to fit situations of this nature.

Andover Zoning Regulations - Definitions

Building, Setback Line - A line running parallel to the street, to be located by setting back from the center of the traveled portion of the road the depth of front yard as required by Section 11.2. In the case of a Rear Lot, as defined in these regulations and as may be approved by the Commission pursuant to Section 4.9 of these regulations, the setback shall be measured from a line, parallel to the centerline of the street from which access is provided, which line measures at least the minimum lot width for the subject zone. (Adopted 12/17/91, Effective Date 1/17/91) Except along Route 6 Business and Industrial Zones where the setback is measured from the edge of the pavement (Adopted 12/15/08, Effective Date 1/15/09).

Lot Width – Line of measurement of width is perpendicular to the mean direction of side lot lines and touches but is not in front of the building line. (adopted from Andover Subdivision Regulations ; adopted 12/187/90, effective date 1/17/91.

I would appreciate whatever guidance the Commission has to offer.

Thank you.