



CITY of TAUNTON
ZONING BOARD of APPEALS

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To view the meeting you can go to the City website, click on municipal network, then click live, and then click play. <https://cloud.castus.tv/vod/#!/taunton> or you can attend in person. Abutters may provide input in person or by correspondence received by the Zoning Board of Appeals by noon on Feb. 23rd.

AGENDA

ZONING BOARD OF APPEALS

FEBRUARY 23, 2023 – 6:00 PM

15 Summer Street, City Hall

(in the Chester R. Martin Municipal Council Chambers)

Acceptance of Jan. 26, 2023 minutes.

Request for 6-month extension- Case # 3559 – 3 Barnum St. `

726 Dighton Ave. – Case # 3504 & 3582 – request to discuss compliance with conditions

Case # 3707 **Theresa deMello, Trustee of Krista Realty Trust** **Brookside Ave.**
For: A Special Permit from Section 440 Attachment #1 of the Zoning Ordinance to allow a two-family use on 6 lots in the Suburban Residential District on premises situated on **Brookside Avenue, Map 96, Lots 109, 110, 111, 189, 190 and 191.**

Case # 3708 **K & M Tattoo Studio, Inc.** **144 Cohannet St.**
For: A Special Permit from Section 440 Attachment #2 of the Zoning Ordinance to allow a Tattoo Parlor/Body Art Studio in an Office District in conjunction with the existing single family use . **Atty. Dan deAbreau**

Case # 3709 **MRH Holdings, LLC** **Willis Pond Rd., 45-1**
For: A Variance from Section 440 Attachment #3 of the Zoning Ordinance to allow a single family home on a lot having 32,236 sq. ft. of dry area (instead of 43,560 sq. ft.) **Atty. Ed Brennan**

Case #3710 **McCaffrey** **81 Cotley St.**
A Variance from Section 440 Attachment #3 of the Zoning Ordinance to allow the division of one lot into two lots and to allow a single family home on a lot A having 43,568 sq. ft. of lot area (instead of 60,000 sq. ft.) **Atty. Ed Brennan**

Case # 3711 **Strojny** **391 Winthrop St.**
A Variance from Section 440-706 (F) of the Zoning Ordinance to allow the 8' x 8' (64 sq. ft.) sign (instead of the allowed 28 sq. ft.) **Atty. Michael Strojny**

**Case # 3712 Deep Pond Farm & Stable Inc., Deep Pond Farmhouse Kitchen 123 Dolan Circle
Prop. I.D. 97-2**

For: A Variance from Section 440 Attachment #2 of the Zoning Ordinance to allow use variances for the existing farm to have a mobile, seasonal food truck for the sale of food, beverages and alcohol, as well as use variances for entertainment, service use to have outdoor events with up to 310 people, and retail for the sale of merchandise and accessories associated with the farm to be sold in the 880 sq. ft. barn or outside on a table nearby on premises situated at **123 Dolan Circle (Property I.D. 97-2)** **Atty. Brianna Correira**

Case # 3713 Longhomes, LLC 5 Albro Ave.

For: A Variance from Section 440 Attachment #3 and Section 440-602 of the Zoning Ordinance to allow the voluntary demolition of the existing home due to an unsalvageable foundation and structural damage and to allow the construction of a 3 family dwelling with 3 stories (instead of 2.5) on a pre-existing non-conforming lot having 7,190 s. f. of lot area and dry area (instead of 10,000 s.f. lot area & 8,000 s.f. dry area) 64 ft. of frontage and lot width (instead of 75 ft. each) 7.2 ft. front setback (instead of 25') and 7.4 ft. side setback (instead of 15') in the Urban Residential District. **Atty. Brianna Correira**

Case #3714 Thompson & Sons Dev. LLC 76 Plain St.

A Variance from Section 440 Attachment #3 of the Zoning Ordinance to allow the division of one lot into two lots with Lot 2 containing 9,301 s. f. (instead of 10,000 s. f.) and a proposed single family dwelling and Lot 1 having the existing multi-family dwelling to remain. **Atty. Dan deAbreau**

OTHER BUSINESS: