



**CITY OF TAUNTON
ZONING BOARD of APPEALS**

141 Oak Street - office location

15 Summer Street - mailing address

Taunton, Massachusetts 02780

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Denise J. Paiva, Head Administrative Clerk

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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 April 27th

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CITY CLERK
DENISE J. PAIVA

**AGENDA
ZONING BOARD OF APPEALS
APRIL 27, 2023 – 6:00 PM
15 Summer Street, City Hall
(in the Chester R. Martin Municipal Council Chambers)**

Acceptance of March 23, 2023 minutes.

Case # 3664 – Requesting a 6-month extension – Worcester St. (parcel I.D. 35-82)

Cont'd. Case # 3568

Semedo

5 Purchase St.

A Special Permit from Section 440-502 of the Zoning Ordinance for the extension of non-conforming structure by allowing a roof over the existing deck having a 1.8' side setback.

Cont'd Case # 3701

Soares

49 Weir St.(66-566) and Prop. I.D 66-567)

For: A Variance from Section 440-704 & and Section 440 attachment # 3 of the Zoning Ordinance to allow a mixed use building with an 18 unit group residence on the 2nd & 3rd floors (instead of the 10 units max allowed) in conjunction with a restaurant and pawn shop on first floor, and the use of municipal parking lot for parking (instead of providing 18 spaces on site) **REQUEST TO WITHDRAW WITHOUT PREJUDICE**

Cont'd 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 deAbreu

Case # 3718

Burton

74 Cortland Place

For: A Variance from Section 440-1401 (C) (2) (b) of the Zoning Ordinance to allow a proposed 28' x 32' garage with a 16' x 6' breezeway having 22 feet (instead of 35 feet) between the existing house at 75 Cortland Place in a Cluster Development.

Case # 3719

Aurelio

18 Short St.

For: A Variance from Section 440 Attachment #3 of the Zoning Ordinance to allow a proposed 23'6" x 16' leanto addition to the existing garage having a 7'3" side setback (instead of 25 feet)

Case # 3720

Teixeira

179 Washington St.

For: A Variance from Section 440 Attachment # 3 and Section 440-602 and a Special Permit from Section 440 Attachment #1 of the Zoning Ordinance to allow the addition of a single family house on a lot resulting in 2 houses on one lot having a front setback of 7.3 ft. (instead of 25 ft.) and side yard setback of 7.5 ft. (instead of 15 ft.) on a lot having 11,353 sq. ft. of lot & dry area (instead of 43,560 sq .ft. lot area & dry area) resulting in 4 residential units in an Urban Residential District

Case # 3712 Mod. Deep Pond Farm & Stable Inc., Deep Pond Farmhouse Kitchen 123 Dolan Cir.

For: A Modification of Case # 3712 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/ **Modify Condition #3 – to change of hours of operation as follows: Monday through Thursday, 10AM to 10 PM (instead of 12 noon to 10 PM), Friday 10 AM to 12 midnight (instead of 12 noon to 12 midnight) Saturday 9AM to 12 midnight (instead of 12 noon to 12 midnight) and Sunday 9AM to 11 PM (instead of 12 noon to 11 PM) excluding farm activities.**

Atty. Brianna Corriera

Case # 3721

Subzero Property Management LLC

94 Tremont St.

A Modification of a Special Permit from Section 440 -503 of the Zoning Ordinance for a 3 family use in conjunction with the existing approved office use and storage-vehicle parking for SubZero Heating & Air Conditioning (Case# 3540) in an Urban Residential District .

Atty. Brianna Correira

Case # 3722

T.N.L. Home Improvement, LLC

**79 ½ W. Britannia St.
a.k.a parcel 46-78**

For: A Variance from Section 440 Attachment #3 and a Special Permit from Section 440 Attachment #1 of the Zoning Ordinance to allow 8 residential units (2 existing, 6 proposed) on a parcel having 37,481 sq.ft. of area & dry area (instead of 43,560 sq .ft. of area & dry area) and having 25 feet of frontage (instead of 100 ft.) with a proposed easement for access on premises situated at 79 ½ West Britannia St (a.k.a parcel 46-78)

Atty. Brianna Correira

OTHER BUSINESS: