



CITY of TAUNTON
ZONING BOARD of APPEALS

141 Oak Street - office location

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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 May 25th

AGENDA

ZONING BOARD OF APPEALS

MAY 25, 2023 – 6:00 PM

15 Summer Street, City Hall

(in the Chester R. Martin Municipal Council Chambers)

Acceptance of April 27, 2023 minutes.

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**

Case # 3723

Snow-Phillips

75 Dighton Ave.

For: A Variance from Section 440-704 A of the Zoning Ordinance to allow a vehicle (school bus) in excess of 7,000 lbs. to be parked in a Suburban Residential District .

Case # 3724

Cabral

73 Fremont St.

For: A Variance from Section 440-602 & Section 440 attachment # 3 of the Zoning Ordinance for the division of a lot into two lots. Lot 1 having 30,063 sq. ft. (instead of 60,000 sq. ft.) Lot 2 having 30,039 sq. ft. (instead of 60,000 sq. ft.) with 20 feet of lot width & frontage (instead of 150' of frontage & 100' of lot width)

Case # 3725

Nogueira

So. Walker St., Map 89, Lot 88

A Variance from Section 440 attachment # 3 of the Zoning Ordinance for the existing lot to have 129.16' of frontage (instead of 150') in a Rural Residential District.

Case # 3726

Thomas

417 Winthrop St.

A Variance from Section 440 attachment # 3 and a Special Permit from Section 440 Attachment #1 of the Zoning Ordinance to allow a residential use in a Highway Business District and the proposed 40' x 28' single family house having a 2 foot side setback (instead of 25')

Case # 3727

Grilla LLC

224 Broadway (39-272)

For: A Variance from Section 440 -503 of the Zoning Ordinance to an expansion/alteration of a pre-existing building for a proposed 330 s.f. enclosed dining area with a 23 s.f. vestibule in conjunction with the existing commercial restaurant on premises at **224 Broadway (a.k.a. parcel 39-272) Taunton, Ma.**

Atty. Brianna Correira

Case # 3728 Boston Capital Development Partners, LLC 68 Church Green (68-414 & 66-426)

For: A Variance from Section 440-602, 440 attachment #3, and 440-1001 of the Zoning Ordinance to allow 30 residential units on a pre-existing lot having 0 feet of frontage & lot width (instead of 100 ft .each) with a 13 ft. rear setback for three buildings (instead of 20 ft.), a minimum of 0.4 ft. rear landscape buffer for three sides (instead of 15 ft.), having 10 ft.in distance between building C & D and 15 ft. distance between building A & D (instead of 48 ft. for each)

Atty. Brianna Correira

OTHER BUSINESS: Discussion on filing fees