



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 Sept. 28th h

AGENDA

ZONING BOARD OF APPEALS

SEPTEMBER 28, 2023 – 6:00 PM

15 Summer Street, City Hall

(in the Chester R. Martin Municipal Council Chambers)

Acceptance of August 24th minutes

Case # 3740

O P Real Estate , LLC

176 Highland St. & prop. I.D. 76-369

For: A Variance from Section 440-602, Section 440 Attachment # 3 and a Special Permit from Section 440 Attachment #1 of the Zoning Ordinance to allow the addition of 4 condo units behind the existing home resulting in 5 residential units on a lot having 33,662 sq. ft. of lot area & dry area (instead of 43,560 sq. ft. dry area & lot area) and 80 feet of frontage & lot width (instead of 100 feet) **Atty. Robert Pellegrini**

Case # 3367-Mod.

Eastside Property Development

Burt St. Map 61, lot 11

For: A modification of Case # 3367 to remove Lot 3 from condition #2 - relative to the No Cut Zone starting at a distance of 450 feet back from the front property line unless a septic system must be placed in that area on premises situated on **Burt St., Map 61, Lot 11**

Case # 3742

Cabral

210 Weir St.

A Variance from Section 440-502 (Section 440 Attachment # 2) of the Zoning Ordinance to allow a take-out only restaurant with drive-thru window in a pre-existing non-conforming structure in the Urban Residential District. **Atty. Dan deAbreu**

Case # 3743

DND Realty LLC

210 School St.

For: A Special Permit from Section 440- 503 of the Zoning Ordinance to change a legal non-conforming use from auto parts repair/service with accessory retail to Light Industrial /manufacturing use with accessory retail/or wholesale in an Urban Residential District. **Atty. Dan deAbreu**

Case # 3744

Garanito

Cranesbill Rd. 105-130

For: A Variance from Section 440-602 & Section 440 Attachment #3 of the Zoning Ordinance for a lot having 22.85 feet of frontage and 30 feet of lot width (instead of 75 feet of frontage & lot width) and a 2 foot right sideline setback (instead of 15 feet)

Case # 3745

Leonetti

Woodlawn St. 109-104

For: A Variance from Section 440-602 & Section 440 Attachment #3 of the Zoning Ordinance for a lot having 90 feet of frontage and lot width (instead of 125' frontage & 100' of lot width) and 13,000 sq. ft. of lot area (instead of 25,000 sq. ft. lot area and 13,000 sq. ft. dry area) in a Suburban Residential District.

Atty. William Manganiello

Case # 3746

Keyes

455 Norton Ave.

A Variance from Section 440-702 C of the Zoning Ordinance to allow a horse to be within 155 feet (instead of 300 feet) to the nearest residential structure on an adjacent lot.

Case # 3747

Salem

289 Broadway

For: A Variance from Section 440-706 of the Zoning Ordinance to allow a free-standing sign with a changeable sign face to be over 50% of the allowed square footage for the sign and a second free-standing sign (30 sq. ft. proposed for auto sales)

OTHER BUSINESS: Discussion on Waiver/reduction of filing fees

2024 Schedule of Meeting Dates