



Town of Dartmouth

MASSACHUSETTS

ZONING BOARD OF APPEALS AGENDA

September 25, 2012

Town Office Building, 400 Slocum Road, Dartmouth, MA Room #304

6:00 P.M. Open Meeting

ADMINISTRATIVE

Review and approve minutes

PUBLIC HEARINGS

(Continued hearing of August 7, 2012)

6:00 P.M. Jan Co Central, Inc.

247 State Road (Burger King)

General Business/Aquifer Protection District

Case #2012-22

The Petitioner is seeking Variances and a Special Permit to allow the complete renovation of the site, and the construction of a new Burger King fast food restaurant. The property is located at 247 State Road, Dartmouth, MA in the General Business/Aquifer Protection District and identified on Assessor's Map 168 as Lot 132. (Section 22-Minimum Lot Area; Section 20-Aquifer Protection District; Section 16-Off Street Parking Plan Regulations; Section 3B-Non-Conforming Uses, Structures, and Lots)

6:45 P.M. David Jedrey

24 Bridge Street

General Residence District

Case #2012-28

The Petitioner is seeking a Variance pursuant to Section 5.404 of the Zoning By-laws to allow the installation of a 13' X 22' garage to be located ten (10) feet from the rear property line and five (5) feet from the side property line. The property is located at 24 Bridge Street, Dartmouth, MA in the General Residence District and identified on Assessor's Map 117 as Lot 108. (Section 5.404 – Setbacks)

7:00 P.M. Myles Standish Drive Realty LLC
Myles Standish Drive (vacant lot)
Single Residence A District
Case #2012-29

The Petitioner is seeking a Variance pursuant to Section 4A.401 and 4A.403 to allow the construction of a single family home with attached garage on a lot that does not meet the area and frontage requirements of the Zoning By-laws. The property is located on Myles Standish Drive, Dartmouth, MA in the Single Residence A District and identified on Assessor's Map 142 as Lot 39.

(Section 4A.401 – Lot Area; Section 4A.403 – Frontage)

7:15 P.M. 6 Hathaway Road LLC
6 Hathaway Road
General Business/Aquifer Protection District
Case #2012-30

The Petitioner is seeking a Special Permit and Variance to allow the re-development of the property into mixed uses consisting of Commercial, Contractor and Residential uses. A new one-story garage and a two story Commercial building are proposed for the new uses, with associated parking and landscaping. The proposal includes locating five of the required number of employee parking spaces on the adjacent property at 10 Hathaway Road. The subject property is located at 6 Hathaway Road, Dartmouth, MA in the General Business District and Aquifer Protection District, and identified on Assessor's Map 168 as Lot 26.

(Section 38.100 – Board of Appeals as Special Permit Granting Authority; Section 36.200 – Variances; Section 20.600 – Special Permit Uses; Section 20.601(a) – expansion or modification of a non-conforming use; Section 20.500 – Prohibited Uses; Section 20.510 – Lot coverage above ten percent (10%); Section 20.602 – Requirements for Granting of Special Permit)

7:30 P.M. Brady Estates LLC
West side of Hixville Road (Digger Drive)
Limited Industrial/Aquifer Protection District

The Petitioner is seeking Variances to allow the reconfiguration of lots for a single family residential development. The property is located at the west side of Hixville Road (Digger Drive) in the Limited Industrial District and Aquifer Protection District, and identified on Assessor's Map 56 as Lots 17 through 17-20.

(Section 14 – Limited Industrial District; Section 14.200 – Allowed Uses; Section 14.400 – Development Standards; Section 36 – Board of Appeals; Section 36.200 – Variances)

7:35 P.M. Petitioner: Ricardo Corporation
Owner: Michael W. Ricardo
611/619 State Road
General Business District
Case #2012-26

Petitioner is seeking a Variance and Special Permit to allow the construction of a new 42' X 80' farm stand building, paved parking along Rte. 6 (State Road), and to re-arrange the outdoor storage and display areas. The property is located at 611/619 State Road, Dartmouth, MA in the General Business District and identified on Assessor's Map 165 as Lot 143, and Map 164 as Lot 2

(Section 16.101 – Off Street Parking Plan Regulations; 16.203E – Parking Surface; Section 38.100 – Board of Appeals as Special Permit Granting Authority; Section 20.602-Requirements for Granting of Special Permit; Section 36.200 – Variances)

Adjournment

Next ZBA Meeting will be held on October 23, 2012