



Town of Dartmouth

MASSACHUSETTS

ZONING BOARD OF APPEALS AGENDA

May 24, 2011

PUBLIC HEARINGS

6:30 P.M. Petitioner: Kenneth Xavier
1363 Old Fall River Road
Case #2011-16

The petitioner is seeking a Variance from the Zoning By-Laws of the Town of Dartmouth Section 4B.401 –Lot area and Section 4B.403 –Frontage, which would allow an existing lot to be divided into two lots; one with an existing dwelling on it and one for the construction of a proposed single family dwelling. The existing lot has 88,385 +/- s.f. of area. If divided, the lot with the existing dwelling on it will have an area of 47,115 +/- s.f. and the second lot will have an area of 41,270 +/- s.f. The property is located at 1363 Old Fall River Road in a Single Residence B District, where 80,000 s.f. of area is required.

(Section 22-Minimum Lot Area and Section 23-Frontage)

MAP: 64 LOT: 2

6:45 P.M. Petitioner: Chris Renfree
Owners: Anne & Gerald Hebert
8 Cottage Street
Case #2011-15

The petitioner is seeking a Special Permit pursuant to the Town of Dartmouth's Zoning By-Law Section 3B.202 (Expansion of non-conforming one or two family structures) and M.G.L. Chapter 40A Section 6 (Existing structures, uses, or permits). The Special Permit is required to allow the demolition of the existing home and the rebuilding of a new 3-bedroom six-room house. The Petitioner is also seeking a Variance from Zoning By-Law Section 5.407 (Parking and driveways), which limits driveways to 1 curb cut for each 100 feet of frontage per lot. The petitioner is seeking permission to allow 2 curb cuts for the driveway on a lot with 50 feet of frontage. The property is located at 8 Cottage Street, Dartmouth, MA in a General Residence District.

MAP: 121 LOT: 31

Continued from April 12, 2011 – PUBLIC PORTION CLOSED

7:00 P.M. Petitioner: Stephen & Joanne Cabral (Stephen's Styling, Inc.)

8 Champion Terrace

Case #2010-19

The petitioners are seeking an Administrative Appeal from the Letter of Violation and Order to Cease, Desist and Abate by the Director of Inspectional Services, Joel S. Reed. Petitioners are asking to continue the use as Stephen & Co. Hair Designers. The property is located at 8 Champion Terrace in a General Business District.

(Section 27.501 – Appeal)

MAP: 168 LOT: 19

7:15 P.M. Empire Management Corp.

205 State Road

Case #2011-01

The petitioner is seeking an Amendment to Variance Case #2004-09 to allow an automobile mobile dealership to continue operation in a Single Residence A District. A Variance is requested to allow an automobile dealership and up to fifty (50) percent lot coverage in the Aquifer Protection District Area 3. The Petitioner is appealing the Zoning Compliance letter dated November 22, 2010, in accordance with Section 27.501 of the Zoning Bylaw of the Town of Dartmouth. The petitioner is proposing to raze an existing structure and construct a new 12,420 square foot automobile dealership with associated parking and vehicle storage areas. The property is located at 205 State Road, Dartmouth, MA in a Single Residence A and Aquifer District.

MAP: 168 LOT: 126 & 113-2

(Town of Dartmouth Zoning Bylaws Section 4A – Single Residence A District, Section 20 – Aquifer Protection District, Section 36 – Board of Appeals)

ADMINISTRATIVE

Approval of Minutes

Dated May 17, 2011

Case #2011-14 166 Chase Road

Discussion: Administrative Procedures