



# *Town of Dartmouth*

MASSACHUSETTS

## **ZONING BOARD OF APPEALS AGENDA**

**July 10, 2012**

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

### **6:00 P.M. Open Meeting**

#### **PUBLIC HEARINGS**

(Continued hearing)

**6:00**            **Petitioner: Mary O'Donnell**  
                      **Owner: Phil DeMoranville**  
                      **756 Fisher Road**  
                      **Single Residence B District**

The Petitioner is seeking a Variance pursuant to Section 37 of the Town's Zoning By-laws to allow the installation of a Large Scale Ground-Mounted Solar Photovoltaic Installation for property located in the Single Residence B District. The property is owned by Phil DeMoranville and located at 756 Fisher Road. The property is identified on Dartmouth Town Assessor's Map 32 as Lot 54, Assessor's Map 37 as Lots 37, 39, 40 and 41, and Assessor's Map 33 as Lot 71.

(Section 37 – Large-Scale Ground-Mounted Solar Photovoltaic Installations)

**6:30 P.M. Lisa Castanheira**  
**22 Althea Avenue**  
**Case #2012-16**  
**General Business District**

The Petitioner is seeking a Variance pursuant to Section 26 of the Town's Zoning By-laws to keep the existing above-ground pool in its current location. The by-law requires setbacks of twenty (20) feet from any side or rear property line, and forty (40) feet from the street line. The pool is located ten (10) feet from the side and rear property line. The property is located at 22 Althea Avenue, Dartmouth, MA in the General Business District and identified on Assessor's Map 166 as Lot 46.

(Section 26 – Setbacks)

**6:45 P.M. Michael Fernandes**  
**47 East Avenue**  
**Case #2012-12**  
**Single Residence B District**

The Petitioner is seeking a Special Permit pursuant to Section 3B.202 of the Zoning By-laws. The Petitioner is proposing to raze the existing house and construct a new single-family house at nearly the same location. The property is located at 47 East Avenue in the Single Residence B District and identified on Assessor's Map 105 as Lot 86. (Section 3B.202 – Expansion of Non-Conforming One or Two Family Structures)

**7:00 P.M. Kathryn & David Hall**  
**3 Howland Avenue**  
**Case #2012-15**  
**General Residence District**

The Petitioners are seeking a Special Permit pursuant to Section 3B.202 of the Zoning By-law to allow the construction of an addition to the existing home. The proposed construction will not exceed the existing roofline, and will not change the existing footprint. The property is located at 3 Howland Avenue, Dartmouth, MA in the General Residence District and identified on Assessor's Map 121 as Lot 1. (Section 3B.202 – Expansion of Non-Conforming One or Two Family Structures)

**7:15 P.M. Kiri Humphrey**  
**35 Nonquitt Avenue**  
**Case #2012-21**  
**Single Residence B District**

The Petitioner is seeking a Special Permit pursuant to Section 4B.302 of the Town's Zoning By-laws. The Petitioner is proposing to construct a pool shed, tub room, and garage with plumbing fixtures. The property is located at 35 Nonquitt Avenue in the Single Residence B District and identified on Assessor's Map 100 as Lots 26 & 30. (Section 4B.302 – Accessory Buildings or Structures with Kitchen or Bathroom Facilities)

**7:30 P.M. Ronen Drory**  
**532 Russells Mills Road**  
**Case #2012-18**  
**Neighborhood Business District**

The Petitioner is seeking to amend an existing variance for the business formerly known as CV Variety. The Petitioner is seeking permission to construct a drive through lane, and to erect fencing in the outdoor seating area to segregate an alcohol service area. The Petitioner is also seeking permission to erect and display signage, and to display a robot. The property is located at 532 Russells Mill Road, Dartmouth, MA in the Neighborhood Business District and identified on Assessor's Map 125 as Lot 64 and owned by Prestige Dartmouth Group, LLC.

(Section 36.200 Variances – Amendments)

**Adjournment**

**Next ZBA Meeting will be held on July 24, 2012**