



Zoning Board of Appeals

Agenda

May 20, 2021 6:00 – 9:00 PM

To participate, copy and paste this link: <https://zoom.us/j/92276003537> and enter Meeting ID: 922 7600 3537 Password: 892466 or Dial 1-646-558-8656

Please note: Due to the COVID-19 outbreak, boards and commissions are permitted by law to meet entirely remotely to reduce the spread of infection. This meeting will be held virtually via Zoom.

The Zoning Board of Appeals will hold an Advertised Virtual Public Hearing on **Thursday, May 20, 2021 at 6:00 via ZOOM.** To participate, copy and paste this link: <https://zoom.us/j/92276003537> and enter Meeting ID: 922 7600 3537 Password: 892466 or Dial 1-646-558-8656 on any phone and the chair will direct you in the call. Online materials for each case will be posted at <https://www.newbedford-ma.gov/planning/zoning-board-agenda-info-2021/>. This public hearing will review on the following appeals as set forth under the provisions of the City Code of New Bedford:

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

- April 22, 2021 meeting minutes

SCHEDULED HEARINGS

#4438 Notice is given of a public hearing on the petition of: **St. Lawrence Church Corp Parsonage** (PO Box 2577, Fall River, MA 02720) & **Charing Cross Realty Trust, C/O William Luster** (2 Centennial Drive, Peabody, MA 01960) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (non-conforming uses and structures), 2410 (applicability), 2420 (non-conforming uses), 2421 (change or substantial extension of the use), 2422 (change from one conforming use to another, less detrimental, nonconforming use), 2430 (nonconforming structure, other than single- and two-family structures), 2431 (reconstructed, extended or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to substantially greater extent), 5300-5330 & 5360-5390 (special permit); relative to property located at **563 County Street**, Assessors' Map 58 Lot 259, in a Mixed Use Business [MUB] zoned district. **The petitioner proposes to convert the existing building into fifteen (15) residential units per plans filed.** *Continued Agenda Item from April 22, 2021.

#4439 Notice is given of a public hearing on the petition of: **St. Lawrence Church Corp Parsonage (PO Box 2577, Fall River, MA 02720)** & **Charing Cross Realty Trust, C/O William Luster** (2 Centennial Drive, Peabody, MA 01960) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 3100 (parking and loading), 3100 (applicability), 3150 (size of parking spaces); relative to property located at **563 County Street**, Assessors' Map 58 Lot 259, in a Mixed Use Business [MUB] zoned district. **The petitioner proposes to convert the existing building into fifteen (15) residential units per plans filed.** *Continued Agenda Item from April 22, 2021.

#4444 Notice is given of a public hearing on the petition of: **Robert & Heidi Davis** (44 Julie Place, New Bedford, MA 02740) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2700 (dimensional regulation), 2710 (general), 2720 (table of dimensional requirements-Appendix B, side yard-FT), 2750 (yards in residence districts) and 2755 (side yard); relative to property located at **44 Julie Place**, Assessors' map 81 lot 142 in a Residential B [RB] zoned district. **The petitioner proposes to construct a kitchen renovation per plans filed.**

#4445 Notice is given of a public hearing on the petition of: **Christos & Phoebe Minias** (33 Harold Street, Milton, MA 02186) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 1200 (lot frontage of a lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and actual physical vehicular access to the lot, said line to be measured continuously along a single street for the entire width of the lot. Vehicular access to a building site on the lot shall be exclusively through the legal frontage of the lot), 2400 (non-conforming uses and structures), 2410 (applicability), 2420 (non-conforming uses), 2421 (change or substantial extension of the use), 2422 (change from one conforming use to another, less detrimental, nonconforming use), 2430 (nonconforming structures, other than single- and two-family structures), 2431 (reconstructed, extended or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to substantially greater extent), 3100 (parking and loading), 3110 (applicability), 3140 (location and layout of parking and loading facilities), 3149 (special permit-vehicular access to a building accessed from a public way does not constitute frontage of a lot) and 5300-5390 (special permit); relative to property located at **17 Johnny Cake Hill**, Assessors' Map 53 Lot 151, in an Industrial A [IA] zoned district. **The petitioner proposes to convert the commercial building into a single family residential dwelling per plans filed.**

#4446 Notice is given of a public hearing on the petition of: **Matthew & Donna Azevedo** (3904 Oasis Blvd, Cape Coral, FL 33914) and **Ronaldo S. Gomes de Oliveira & C/O Timothy Walsh, Esq.** (50 Homers Wharf, New Bedford, MA 02740) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2700 (dimensional regulation), 2710 (general) and 2720 (table of dimensional requirements-Appendix B, minimum lot size (Sq. Ft.); relative to property located at **SS Pequot Street**, Assessors' map 136A lot 884 in a Residential A [RA] zoned district. **The petitioner proposes to construct a single family dwelling per plans filed.**

OTHER BUSINESS

- Next Scheduled Meeting will be held on Thursday, June 17, 2021.

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Angela Goncalves** at **508-979-1488** (Angela.Goncalves@newbedford-ma.gov) or **Mass Relay 711**. Requests should be made as soon as possible but at least **48 hours** prior to the scheduled meeting.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed. Other items not listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, chapter 30A, Section 20(f) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.