3/10/2023 11:37:09 AM CITY CLERK

Zoning Board of Appeals

Agenda

March 16, 2023, 6:00 – 9:00 PM
To participate, copy and paste this link:
https://us06web.zoom.us/j/81216131312
and enter Meeting ID:812 1613 1312 or Dial 1 646 558 8656

The Zoning Board of Appeals will hold an Advertised Virtual Public Hearing on **Thursday, March 16, 2023, at 6:00 via ZOOM. To participate, copy and paste this link: https://us06web.zoom.us/j/81216131312 and enter Meeting ID: 812 1613 1312 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-2023/.** 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

- August 18, 2022, meeting minutes

SCHEDULED HEARINGS

#4509 Notice is given of a public hearing on the petition of: **Randy Santerre** (PO Box 431, Tiverton, RI 02878) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2430 (nonconforming structures, other than single-and two-family structure), 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 a substantially greater extent); relative to the property located at **1446 Purchase Street**, Assessors' Map 72, Lot 239, in an Industrial A [IA] zoned district. **The petitioner is proposing to replace an existing static billboard with a digital billboard per plans filed.** **The applicant is requesting to withdraw without prejudice, Case #4509 relative to 1446 Purchase Street. The applicant is no longer seeking to pursue this application.**

#4511 Notice is given of a public hearing on the petition of: **David J. Branco & Melissa A. Almeida** (9 Jane White Ct., East Freetown, MA 02717) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2700 (dimensional regulation), 2710 (general), 2720 (table of dimensional requirements-Appendix B, side yard ft., rear yard ft), 2750 (yards in residence district), 2753 (rear yard), & 2755 (side yard); relative to the property located at **72 Borden Street**, Assessors' Map 40, Lot 185, in a Residential A [RA] zoned district**. The petitioner is seeking approval of an addition that was constructed on the footprint of the existing deck per plans filed.**

#4512 Notice is given of a public hearing on the petition of: **Amit Singh** (95-17, 127 Street, Richmond Hill, NY 11419) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 3100 (parking and loading), 3110 (applicability), 3140 (location and layout of parking and loading facilities), 3145 (no driveway in a residential district shall exceed eighteen (18) ft in width); relative to the property located at **209 State Street**, Assessors' Map 78, Lot 60, in a Residential C [RC] zoned district**. The petitioner is proposing the conversion of a single-family building into a two-family building per plans filed.**

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#4513 Notice is given of a public hearing on the petition of: **Amit Singh** (95-17, 127 Street, Richmond Hill, NY 11419) for a **Finding** under Chapter 9, Comprehensive Zoning Sections 2400 (non-conforming uses and structures), 2410 (applicability), 2440 (nonconforming single-and two-family structures); relative to the property located at **209 State Street**, Assessors' Map 78, Lot 60, in a Residential C [RC] zoned district. **The petitioner is proposing the conversion of a single-family building into a two-family building per plan filed.**

#4514 Notice is given of a public hearing on the petition of: **Riverbank Lofts LLC,** (C/O Acorn, Inc, 25 Braintree Hill Office Park, Suite 104, Braintree, MA 02184) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 5000 (Administration and Procedures), 5300-5330 & 5360-5390 (Special Permit); relative to the property located at **200 Riverside Avenue**, Assessors' Map 105, 111, Lot 170, 155, in an Industrial B [IB] & Riverside Avenue Mill Overlay zoned districts**. The petitioner is proposing the modification of the Decisions for Case Files 4020 & 4020B (Special Permits) to convert an existing "managers unit" into a rentable unit to the public per plans filed.**

#4515 Notice is given of a public hearing on the petition of: **Matthew Bivens** (638 W Rodney French Blvd, New Bedford, MA 02744) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulations), 2700 (dimensional regulations), 2710 (general), 2720 (table of dimensional requirements – Appendix-B, lot coverage by building (%), green space), 2750 (yards in residence district), 2751 (front yard) & 2755 (side yard); relative to the property located at **638 W Rodney French Blvd**, Assessors' Map 5, Lot 55, in a Residential A [RA] zoned district. **The petitioner is proposing to construct a new front porch, a second-floor balcony & new bulkhead per plans filed.**

#4516 Notice is given of a public hearing on the petition of: **Julio Barbosa** (10 Fieldstone Farm Drive, South Dartmouth, MA 02748) and **Martires Heredia Cuevas** (31 Scott Street, New Bedford, MA 02744) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial extension of a 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 to a substantially greater extent), 5300-53330 & 5360-5390 (special Permit); relative to the property located at **31 Scott Street**, Assessors' Map 20, Lot 311, in a Residential C [RC] zoned district. **The petitioner is proposing to operate a motor vehicle establishment; including sales and repairs per plans filed.**

- Next Scheduled Meeting will be held on Thursday, April 20, 2023.

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Laura Ryan at 508-979-1488 (Laura.Ryan@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.