



Zoning Board of Appeals

Agenda

June 22, 2023, 6:00 – 9:00 PM

New Bedford Main Library, 3rd Floor Meeting Room
613 Pleasant Street, New Bedford, MA

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

SCHEDULED HEARINGS

- #4525** Notice is given of a public hearing on the petition of: **Michael W. Panagakos, C/O Gregory J. Koldys** (449A Faunce Corner Road, Dartmouth, MA 02747) for an **Administrative Appeal**; relative to the property located at **NS RR Church Street and SS Park Avenue**, Assessors' Map 126, Lot 221, 229, 232, in an Industrial B [IB] zoned district. **The applicant is appealing the Planning Boards' decision approving Case 23-06 for Site Plan Review with conditions, date stamped by City Clerk March 29, 2023, for the new construction of a commercial retail building, parking lots and associated site improvements.** **The applicant is requesting to withdraw with prejudice, Case #4525 relative to NS RR Church Street and SS Park Avenue. At this time, the applicant is no longer seeking to pursue this appeal.*
- #4526** Notice is given of a public hearing on the petition of: **Joana A. Lopes** (31 Norman Street, New Bedford, MA 02740) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulation), 2700 (dimensional regulation), 2710 (general), 2720 (table of dimensional requirements-Appendix B, rear yard ft.), 2750 (yards in residence district), 2753 (rear yard); relative to the property located at **31 Norman Street**, Assessors' Map 12, Lot 67, in a Residential B [RB] zoned district. **The petitioner is proposing to construct an addition to eliminate an existing bulkhead 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.** **Continued Agenda Item from May 25, 2023.*
- #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.** **Continued Agenda Item from May 25, 2023.*

- #4517** Notice is given of a public hearing on the petition of: **Church Street, LLC** (781 Church Street, New Bedford, MA 02745) and **Parallel Products Solar Energy, LLC** (401 Industry Rd, Louisville, KY 40208) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulation), 2300 (accessory building and uses), 2310 (general), 2330 (accessory structures), 2333 (accessory buildings or structures shall not be erected over eighteen (18) feet in height), as measured from the mean average grade of the proposed location of the structure, prior to construction); relative to the property located at **781 Church Street**, Assessors' Map 129, Lot 41, in an Industrial C [IC] zoned district. **The petitioner is proposing the erection of two "solar carports" per plans filed.** **Continued Agenda Item from May 25, 2023.*
- #4518** Notice is given of a public hearing on the petition of: **Audley Bodden** (124 Mt. Pleasant Street, New Bedford, MA 02740) and **Green Miles Properties, LLC** (105 Ashley Boulevard, New Bedford, Ma, 02746), for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulation), 2400 (nonconformity uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial extension use), 2422 (change from one nonconforming 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 a substantially greater extent), 5000 (administrative and procedures), 5300-5390 (special permit); relative to the property located at **105 Ashley Boulevard**, Assessors' Map 92, Lot 48, in an Industrial A [IA] zoned district. **The petitioner is proposing the renovation of a vacant warehouse building into a 9-unit residential apartment building per plans filed.** **Continued Agenda Item from May 25, 2023.*
- #4519** Notice is given of a public hearing on the petition of: **Audley Bodden** (124 Mt. Pleasant Street, New Bedford, MA 02740) and **Green Miles Properties, LLC** (105 Ashley Boulevard, New Bedford, Ma, 02746), for a **Variance** under Chapter 9, Comprehensive Zoning Sections 3000 (general regulations), 3100 (parking and loading), 3110 (applicability), 3140 (location and layout of parking and loading facilities), 3144 (where a drive or aisle, other than a street, is required to maneuver a vehicle into or out of a parking space, such drive or aisle shall be at least twenty-two (22) feet wide for parking spaces situated at right angles, or nearly right angles to the aisle. For parking spaces situated at an angle of thirty (30) to sixty (60) degrees to the aisle, the required width of the aisle shall be at least fifteen (15) feet); relative to the property located at **105 Ashley Boulevard**, Assessors' Map 92, Lot 48, in an Industrial A [IA] zoned district. **The petitioner is proposing the renovation of a vacant warehouse building into a 9-unit residential apartment building per plans filed.** **Continued Agenda Item from May 25, 2023.*
- #4524** Notice is given of a public hearing on the petition of: **Andre Karam, Trustee of Marak Mt. Pleasant Reality Trust** (6A Hathaway Road, Dartmouth, MA 02747) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulation), 2700 (dimensional regulations), 2710-2713 (general), 2720 (table of dimensional requirements-Appendix B, minimum lot size SF); relative to the property located at **WS Mt. Pleasant Street**, Assessors' Map 96, Lot 34, in a Residential A [RA] zoned district. **The petitioner is proposing to subdivide the existing single lot into two separate lots to construct a single-family dwelling on each new lot per plans filed.** **Continued Agenda Item from May 25, 2023.*
- #4527** Notice is given of a public hearing on the petition of: **Emanuel L. Martins & Nelia S. Raggiani** (514 Barnard Street, New Bedford, MA 02745) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulation), 2700 (dimensional regulation), 2710 (general), 2720 (table of dimensional requirements-Appendix B, side yard ft.), 2750 (yards in residence district), 2753 (side yard); relative to the property located at

514 Barnard Street, Assessors' Map 134A, Lot 33, in a Residential A [RA] zoned district. **The petitioner is proposing to construct an additional garage per plans filed.**

- Next Scheduled Meeting will be held on Thursday, July 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.