



Zoning Board of Appeals

Agenda

January 18, 2018 – 6:00 PM

New Bedford City Hall, Room 314
133 William Street New Bedford, MA

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

- September 28, 2017 meeting minutes
- December 14, 2017 meeting minutes

SCHEDULED HEARINGS

- #4306** Notice is given of a public hearing on the petition of: Peter W. Kodis III and RoseMarie Kodis (735 County Street New Bedford, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Regulations, Appendix B – side yard), 2750 (yards in residence district), and 2755 (side yard); relative to property located at **735 County Street**, assessor's map 71, lot 412 in a residential A [RA] zoned district. The petitioners propose to erect a roof over the existing side porch as plans filed.
- #4307** Notice is given of a public hearing on the petition of: Rodney Rizk (27 Clark Street Apt 2 New Bedford, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Regulations, Appendix B- Lot frontage); relative to property located at **WS South Second Street** (AKA ES Acushnet Avenue), assessors map 31, lot 9 in a Mixed Use Business [MUB] zoned district. The petitioner proposes to erect a 27'x35' single family dwelling as plans filed.
- #4308** Notice is given of a public hearing on the petition of: TRI – The Resource, Inc. c/o Michael Galasso (200 Plamer Avenue Falmouth, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 3000 (general regulations), 3100 (parking & loading), 3110 (applicability), and 3130 (table of parking & loading requirements, Appendix C – two family); relative to property at **29 South Seventh Street**, assessors map 46, lot 162 in a Residential A [RA] zoned district. The petitioners propose to convert a 4 unit dwelling to a 2 unit dwelling as plans filed.
- #4309** Notice is given of a public hearing on the petition of: TRI – The Resource, Inc. c/o Michael Galasso (200 Plamer Avenue Falmouth, MA) for a **Special Permit** under Chapter 9 Comprehensive Zoning sections 2400 (nonconforming uses & structures), 2410 (applicability), 2430 (nonconforming structures, other than single and two-family structure), and 5300-5330 & 5360-5390 (special permit); relative to property located at **29 South Seventh Street**, assessors map 46, lot 162 in a Residential A [RA] zoned district. The petitioners propose to convert a 4 unit dwelling to a 2 unit dwelling as plans filed.
- #4310** Notice is given of a public hearing on the petition of: Union Street Place, LLC c/o William A. Krause III (204-206 Union Street New Bedford, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 3000 (general regulations), 3100 (parking & loading), 3110 (applicability), and 3130 (table of parking & loading requirements, Appendix C); relative to

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133 WILLIAM STREET, NEW BEDFORD, MA

property located at **204-206 Union Street**, assessor's map 46 lot 38 in a Mixed Use Business **[MUB]** zoned district and the Downtown Business/Overlay District **[DBOD]**. The petitioner proposes to change the use of the second floor to two residential units as plans filed.

#4311 Notice is given of a public hearing on the petition of: Union Street Place, LLC c/o William A. Krause III (204-206 Union Street New Bedford, MA) for a **Special Permit** under Chapter 9 Comprehensive Zoning sections 4500-4572 (Downtown business Overlay District (DBOD)), and 5300-5330 & 5360-5390 (Special Permit); relative to property located at **204-206 Union Street**, assessor's map 46, lot 38 in a Mixed Use Business **[MUB]** zoned district. The petitioner proposes to change the use of the second floor to two residential units as plans filed.

#4312 Notice is given of a public hearing on the petition of: Karmal Management LLC. (9265 Estero River Circle Estero, FL) and Heather Hopkins Dudko (2 Phoebe Way Worcester, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 3200 (sign regulations), 3210 (purpose), 3210 (general regulations), 3250 (regulations governing particular types of signs), and 3255 (area restrictions for ground signs); relative to property located at **1389 Phillips Road**, assessor's map 132, lot 585 in a Mixed Use Business **[MUB]** zoned district. The petitioners propose to alter a preexisting nonconforming ground sign by installing new panels totaling 75 square feet in area with the overall height to remain at 20 feet as plans filed.

OTHER BUSINESS

- Election of Officers
- New City E-mail addresses

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Jennifer Carloni at 508-979-1488 (Jennifer.gonet@newbedford-ma.gov) or MassRelay 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.