



## Board of Appeals

Town Hall • 40 Center Street • Fairhaven, MA 02719

### MEETING NOTICE

Join the Zoom Meeting

<https://zoom.us/j/94115137952?pwd=MXpoVWpKTFBEUmluT1pWSCtiVzJCQT09>

or call 1-929-205-6099

Meeting ID: 941 1513 7952

Passcode: 361259

DATE AND TIME: Tuesday October 3, 2023, at 6:00 p.m.  
MEETING: Public Hearing In-Person in Banquet Room or via Zoom

#### I. ADMINISTRATIVE BUSINESS

1. Quorum/Attendance
2. Acceptance of the September 5, 2023 meeting minutes

#### II. PUBLIC HEARINGS:

1. REF#: ZBA-023-007: 148 Dogwood Street, Map 43A, Lots 153-155. Applicant and owner: Nancy Santoro. Applicant seeks (1) a Special Permit to construct a 30 ft. x 25 ft. garage with space above attached to the existing house via 20 ft. by 10 ft. deck and a 20 ft. by 12 ft. breezeway, pursuant to Fairhaven Zoning Bylaw 198-15 Use Regulations and (2) a 5 ft. Variance for the garage to be located 15 ft. from the side property line vs. the 20 ft. minimum requirement, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule. — *Continued from March 7, 2023. Readvertised with updated information for May 2, 2023*
2. REF#: ZBA-023-033: 23 Summer Street, Map 10, Lot 166. Applicant and owner: Robert Leidhold. Applicant seeks a Variance for the conversion of the rear building into an Accessory Dwelling Unit on a 12,539 sq. ft. lot as compared to the minimum 22,500 sq. ft. lot size requirement, pursuant to Fairhaven Zoning Bylaw 198-32.1 Accessory Dwelling Units, A.
3. REF#: ZBA-023-034: 8 Grandview Avenue, Map 29C, Lot 410. Applicant: Hammer To Nail. Owner: Jean Murray. Applicant seeks a 12 ft. Variance to replace the existing back door and carport with an 8 ft. by 15.3 ft. mudroom 8 ft. from the side property line as compared to the minimum 20 ft. side setback, pursuant to Fairhaven Zoning Bylaw 198-

18 Intensity of Use Schedule.

4. REF#: ZBA-023-035: 24 Hathaway Street, Map 28B, Lot 16. Applicant: Dana Pickup. Owner: Karen Diggins. Applicant seeks 1. A 2.4 ft. Variance to replace the existing deck with a 14 ft. x 14 ft. sunroom 7.6 ft. from the east side property line as compared to the minimum 10 ft. side setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule, and 2. A 2.7 ft. Variance for the stairs coming off the sunroom to be 7.3 ft. from the west side property line as compared to the minimum 10 ft. side setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
5. REF#: ZBA-023-036: 54 Adams Street, Map 10, Lots 28. Applicant and owner: Claudio Costa. Applicant seeks 1. A Variance to create an 8,200 sq. ft. lot with 80 ft. of frontage from a non-conforming lot, as compared to the minimum 15,000 sq. ft. and 100 ft. of frontage, pursuant to Fairhaven Zoning Bylaw 198-17 Intensity of Use Regulations, B. and Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule and 2. A Variance to create a 3,400 sq. ft. lot with 40 ft. of frontage from a non-conforming lot with a pre-existing two-family house as compared to the minimum 22,500 sq. ft. and 100 ft. of frontage, pursuant to Fairhaven Zoning Bylaw 198-17 Intensity of Use Regulations, B. and Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
6. REF#: ZBA-023-037: 8 Sunset Beach Road, Map 29, Lot 2B. Applicant and owner: James T. Wing. Applicant seeks a Variance to have the 27,728 sq. ft. lot, which is under the minimum 30,000 sq. ft. lot size requirement, to be considered to be buildable, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
7. REF#: ZBA-023-038: 19 Atlas Street, Map 6, Lot 47. Applicant and owner: Scott & Kristen Henriques. Applicant seeks 1. A 22 ft. Variance to construct a 1,088 sq. ft. addition to the house 8 ft. from the rear property line as compared to the minimum 30 ft. rear setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule and 2. A 1.7 ft. Variance for the proposed front deck to be 18.3 ft. from the front property line as compared to the minimum 20 ft. rear setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
8. REF#: ZBA-023-039: 58 Balsam Street, Map 43C, Lot 12. Applicant and owner: Adam Gibson. Applicant seeks a 12.6 ft. Variance to construct a 307 sq. ft. addition to the existing deck 7.4 ft. from the side property line as compared to the minimum 20 ft. side setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
9. REF#: ZBA-023-040: 307 Sconticut Neck Road, Map 29, Lot 16. Applicant and owner: Scott Souza. Applicant seeks 1. A Variance to replace the existing garage with a 40 ft. by 60 ft. 2,400 sq. ft. garage, as compared to the maximum 700 sq. ft. of floor space allowed for an accessory building, pursuant to Fairhaven Zoning Bylaw 198-22 Accessory Buildings and uses, A. (1) and 2. A Variance for the new garage to be 29 ft. 1 in. tall, as compared to the maximum 20 ft. height allowed for an accessory building, pursuant to

Fairhaven Zoning Bylaw 198-22 Accessory Buildings and uses, A. (2)

10. REF#: ZBA-023-041: 77 Adams Street, Map 25, Lot 30D. Applicant: Ahmet F. Dirican. Owner: Congregation of the Sacred Hearts. Applicant seeks a Special Permit to convert the existing building into an assisted living facility, pursuant to Fairhaven Zoning Bylaw 198-15 Use Regulations, C. (1).