



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, September 5, 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 August 1, 2023 meeting minutes

II. **CORRESPONDENCE:**

1. Owner/Applicant, Antone Arruda, of 481 Sconticut Neck Road requests an extension of the previously granted Variance (granted April 5, 2022) in accordance with MGL, Chapter 40A, Section 10. The owner has requested the Board to consider granting a six (6) month extension.

III. **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-023-022: 12 Baker Ave, Map 2, Lots 213-214. Applicant: Dana Pickup. Owner: Kathryn Pettis. Applicant seeks 1) a Variance to build a 15 ft. x 28 ft. deck 5.3 ft. from the side setback as compared to the minimum 10 ft. side setback and 8.3 ft. from the rear setback as compared to the minimum 30 ft. rear setback, pursuant to Fairhaven Zoning

Bylaw 198-18, Intensity of Use Schedule; 2) a Variance for the lot coverage after building the deck to be 59% as compared to the maximum 50% allowed in the Single Residence District, pursuant to Fairhaven Zoning Bylaw 198-18, Intensity of Use Schedule. —
Continued from July 11, 2023

- At the request of the board, a new plan was submitted, changing the applicant's first variance request to "a Variance to build a 16 ft. x 23 ft. deck 5.3 ft. from the side setback as compared to the minimum 10 ft. side setback and 13.2 ft. from the rear setback as compared to the minimum 30 ft. rear setback, pursuant to Fairhaven Zoning Bylaw 198-18, Intensity of Use Schedule."
3. REF#: ZBA-023-024: 251 Sconticut Neck Road, Map 10, Lot 166. Applicant and owner: Robert Faria. Applicant seeks a Variance to build a 16 ft. x 20 ft. shed on the front of the property, pursuant to Fairhaven Zoning Bylaw 198-22, Accessory Buildings and Uses A. (3). — *Continued from July 11, 2023*
 4. REF#: ZBA-023-028: 137 Balsam Street, Map 43A, Lots 82 and 83. Applicant: Holly and Jean Lemieux Owner: Holly Tree Realty Trust c/o Jacqueline Hobson. Applicant seeks a Variance to build a 14 ft. x 26.3 ft addition attached to the existing dwelling 16.6 ft. from both the north and south side property lines as compared to the minimum 20 ft. side setbacks, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
 5. REF#: ZBA-023-029: 3 Birchfield Street, Map 24, Lot 280. Applicant: Brian Slowik Owner: Slowik Family Trust. Applicant seeks a Special Permit for storage of a mobile home and for occasional occupation longer than forty-eight (48) hours consecutively, pursuant to Fairhaven Zoning Bylaw 198-16 Use Regulation Schedule, footnote 8. In accordance with Fairhaven Zoning Bylaw 198-8 Special Permit, A. this permit shall be subject to additional conditions, safeguards and limitations on time, space, and use as the board may reasonably require.
 6. REF#: ZBA-023-030: Golf Street, Map 28B, Lots 335-340. Applicant and owner: Adam Oliveira. Applicant seeks a Variance to construct a 28 ft. x 25.6 ft. two story garage with 716.8 sq. ft. of floor space 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).
 7. REF#: ZBA-023-031: 26 Rodman Street, Map 10, Lots 28. Applicant and owner: Stephen A. Farrell. Applicant seeks a 15.2 ft. Variance to construct a 10 ft. x 6 ft. porch 4.8 ft. from the front property line as compared to the minimum 20 ft. front setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.
 8. REF#: ZBA-023-032: 21 Oliver Street, Map 37A, Lots 353-356. Applicant: Robert Roderiques Owner: Muriel A. Roderiques Revocable Trust. Applicant seeks 1. A Variance to change the existing lot size and shape, pursuant to Fairhaven Zoning Bylaw 198-17 Intensity of use regulations, B and 2. A Variance to reduce the overall lot area by 2606

sq. ft. from 12,800 sq. ft. to 10,194 sq. ft. as compared to the minimum 15,000 sq. ft. in the Single Residence District, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule.