

**NORTH ATTLEBOROUGH ZONING BOARD OF APPEALS
PUBLIC MEETING**

Notice is hereby given that in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and all amendments thereto a public hearing will be held on **TUESDAY, OCTOBER 22, 2024, AT 6:00 PM** in the Public Meeting Room at 49 Whiting Street, North Attleborough, MA. All corresponding documents can be found on the Zoning Board of Appeals Website at: www.nattleboro.com/zoningagenda. Please check with the zoning office and the meeting agenda for any updates. The Board will be discussing the following applications:

BRIAN STANEK for a Variance pursuant to Ch290, Article IV, §290-13.1, Intensity Schedule A, Side Yard Setbacks requirements of the North Attleboro Zoning By-Laws to allow for proposed addition as shown on the submitted plans on the property located at **26 RAYMOND HALL DRIVE**. The property is further described as Lot Number 85 on Assessors Plat Number 35 and located within an R-15 Residential District and contains 17,859.6+/- SF of Land.

JARROD CARDIN for a Variance pursuant to Ch290, Article IV, §290-13.1 Intensity Schedule A, Front Yard requirements of the North Attleboro Zoning By-Laws to allow for new front deck as shown on the submitted plans on the property located at **7 QUINN STREET**. The property is further described as Lot Numbers 378 on Assessors Plat Number 22 and located within an R-40 Residential District and contains 6,969.6+/- SF of Land.

STEPHEN MARCOTTE for a Variance pursuant to Ch 290, Article VI Supplemental Regulations §290-20 Visibility, of the North Attleboro Zoning By-Laws to allow fencing in the front and side yard n as submitted in the application for the property located at **11 CURRAN ROAD**. The property is further described as Lot Number 158 on Assessors Plat Number 28 and located within an R-20 Residential District and contains 31,363.2+/- SF of Land.

WILLIAM BOWNESS, for a Variance pursuant to Ch 290, Article VIII §290-48 Zoning Boards of Appeals, I. Variances, Article IV, §290-13.1 Intensity Schedule A, Front and Side yard Setback, Minimum Lot area, Building Coverage and open space minimum of the North Attleboro Zoning By-Laws to allow the reconstruction of a home destroyed by fire as submitted in the application for the property located at **5 DIAMOND STREET**. The property is further described as Lot Number 42 on Assessors Plat Number 136-137 and located within an R-15 Residential District and contains 4,356+/- SF of Land.

DIMA GOLACHEV, INNA GOLACHEV AND DAVID RAZMADZE a Variance pursuant to Ch 290, Article V, Use Regulations, Schedule B (In-law apartment) of the North Attleboro Zoning By-Laws to allow renovations within the home to allocate for an In-Law apartment addition as submitted in the application for the property located at **63 ORIOLE DRIVE**. The property is further described as Lot Number 350 on Assessors Plat Number 33 and located within an R-20 Residential District and contains 19,602+/- SF of Land.

DAVID LANGILLE for a Special Permit pursuant to Ch 290, Article V, Use Regulations §290-18-1, Schedule B, Residential Classification #7 of the North Attleboro Zoning By-Laws to allow for a Boardinghouse as submitted in the application for the property located at **117 NORTH WASHINGTON STREET**. The property is further described as Lot Number 47 on Assessors Plat Number 5 and located within an C7.5 Commercial District and contains 21,344.4+/- SF of Land.

DIMA GOLACHEV a Variance pursuant to Ch 290, Article IV, §290-13.1 Intensity Schedule A, (lot area requirement) and Article V, Use Regulations §290-18-1, Schedule B to allow the conversion to a two-family residence for the property located at **411 EAST WASHINGTON STREET**. The property is further described as Lot Number 140 on Assessors Plat Number 4 and located within an C7.5 Commercial District and contains 3,049.2+/- SF of Land.

NORTH ATTLEBORO MARKETPLACE II, LLC. for a Special Permit pursuant to Ch290, Article IV, Intensity Schedule B, Retail and Services #10, requirements of the North Attleboro Zoning By-Laws to allow for a Physical Therapy Office as shown on the submitted plans on the property located at **1360 SOUTH WASHINGTON STREET**. The property is further described as Lot Number 10 on Assessors Plat Number 27 and located within a C-60 Commercial District and contains 67.24 +/- Acres of Land.

KAREN WELLS a Variance pursuant to Ch 290, Article V, Use Regulations, Schedule B (In-law apartment) of the North Attleboro Zoning By-Laws to allow a proposed addition to allocate for an In-Law apartment as submitted in the application for the property located at **43 ARBOR DRIVE**. The property is further described as Lot Number 47 on Assessors Plat Number 17 and located within an R-15 Residential District and contains 21,780+/- SF of Land.