

**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, DECEMBER 17, 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:

DAVID BLAKE for a Variance pursuant to Ch 290, Article IV, Intensity Regulations B.10 to allow for two principal structures on lot along with Section V, Use Regulations Schedule B to allow for an In-law apartment in an existing detached structure of the North Attleboro Zoning By-laws for the property located at **207 ELMWOOD STREET**. The property is further described as Lot Number 23 on Assessors Plat Number 33 and located within a R-15 Residential District and contains 47,044.8+/- SF of Land.

JOHN MO for a Special Permit pursuant to Ch 290 Article V Use Schedule B, Retail and Services #13 with an exception for parking requirements in the downtown retail district of the North Attleboro Zoning By-Laws to allow for Message Therapy Business as submitted in the application for the property located **AT 59 N WASHINGTON STREET UNIT AKA 61 N WASHINGTON STREET**. The property is further described as Lot Number 33 on Assessors Plat Number 5 and located within a C7.5 Commercial District and contains 10,454.4 +/- SF of Land.

PETES TIRE BARN. INC., for a Variance pursuant to Ch 290 Article VIII §290-38, I (1), of the North Attleboro Zoning By-Laws to allow miscellaneous business and repair service as submitted in the application that will allow for service of local commercial customers for tire repair/replacement on site for the property located at **23 CHESTNUT STREET**. The property is further described as Lot Number 55 on Assessors Plat Number 4 and located within an IC30 Commercial District and contains 65,775.6+/- SF of Land.

ROBERT SULLIVAN for a Special Permit, pursuant to Ch 290 Article V, Use Regulations, Schedule B, Principal Use # 11, of the North Attleboro Zoning By-laws to allow the second floor to be used as a residential rental and the first floor for commercial use as submitted in the application for the property located on **335 North Washington Street**. The property is further described as Lot Number 61 on the Assessors Plat Number 6 and located in a C-7.5 Business District and contains 17685.36 +/- SF of Land.

BRIAN BROSAN for a Variance pursuant to Ch 290, Article V, Use Regulations B. of the North Attleboro Zoning Bylaws to allow for an accessory structure on an adjacent parcel, that does contain a principal structure to accommodate for a pool and pool house. Both parcels are owned by Mr. Brosnan, with his principal structure located at 55 Sperry Lane and the accessory structures would be located at **0 Kelley Blvd** Rear to 55 Sperry Lane. The property is further described as Lot Number 555 on the Assessors Plat Number 34 and located within a R-20 Residential District and contains 69,696+/- SF of Land.