

ZBA

**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, MARCH 18, 2025, 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:

DANIEL DURSO for a Variance pursuant to Ch 290, Article IV, Schedule A, Front Yard setbacks of the North Attleboro Zoning By-laws to allow for a deck in the side rear of the house as described in the application at the property located at **220 SMITH STREET**. The property is further described as Lot Number 51 on Assessors Plat Number 10 and located within an R-10 Residential District and contains 4,791.6+/- SF of Land.

LORI SEAVEY 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 Real Estate Business as submitted in the application for the property located AT **21 N WASHINGTON STREET**. The property is further described as Lot Number 156 on Assessors Plat Number 5 and located within a C7.5 Commercial District and contains 13,939.2 +/- SF of Land.

GABRIEL N FORTI for a Variance pursuant to Ch 290, Article IV, Schedule A, Front Yard setbacks of the North Attleboro Zoning By-laws to allow for a front deck addition as described in the application at the property located at **26 GRANDVIEW DRIVE**. The property is further described as Lot Number 165 on Assessors Plat Number 28 and located within an R-20 Residential District and contains 15,246+/- SF of Land.

MARSMAN GROUP LLC for a Special Permit pursuant to Ch290, Article V, Use Regulations, Schedule B, (to allow 3 dwelling units) and a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A (lot area requirement) of the North Attleboro Zoning By-Laws to convert the property located at **870 MT HOPE STREET** into three units as described in the application. The property is further described as Lot 62 on Assessors Plat 9 and located in an R-10 Residential district with 10,900+/- square feet of land.

GAGANDEEP (GINA) KAUR for a Special Permit pursuant to Ch290, Article V, Use Regulations, Schedule B, (to allow 3 dwelling units) and a Variance pursuant to Ch290, Article IV, Intensity Regulations, Schedule A (lot area requirement) of the North Attleboro Zoning By-Laws to convert the property located at **42 OAKHURST STREET** into three units as described in the application. The property is further described as Lot 62 on Assessors Plat 9 and located in an R-10 Residential district with 10,900+/- square feet of land.

DEBORAH BETTENCOURT for a Special Permit pursuant to Chapter 290, Article VI, Supplementary Regulations §290-28 Home Occupation of the North Attleboro Zoning By-Laws to allow for a Photo Studio Business on the property located **33 TRACY BETH DRIVE**. The property is further described as Lot Number 234 on the Assessors Plat Number 29 and located within an R-15 Residential District and contains 18,730.8+/- SF of Land.

03/04, 03/11/2025