



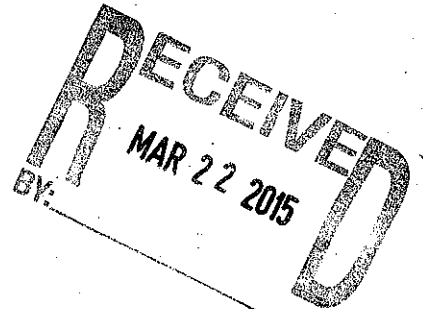
OFFICE OF PLANNING

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

March 23rd, 2015

Ian M. Comerford, Chairman
Zoning Board of Appeals
133 William Street
New Bedford, MA 02740



Re: Case #4175

Petitioner:

Kenneth & Armina Koroski
43 Lambeth Street
New Bedford, MA 02745

Field Engineering Co., Inc.
C/O Richard R. Riccio III
11D Industrial Drive P.O. Box 1178

Location: ES Dana Street (Map Plot: 125A Lot: 473)

Dear Mr. Comerford:


Please be advised that I have reviewed the petition, and submit the following for consideration by the Board. The petitioners are proposing approval to construct a 26'x44' single family home with a 12'x12' rear deck. The property is located in a Residential B Zoned District. The proposed project requires a variance for lot frontage. The required lot frontage is 75 feet; the petitioner proposes 18 feet of frontage.

The lot had previously been conveyed as a buildable lot, but due to current conditions no longer meets the minimum frontage requirements. The petitioners are restricted from building the full frontage on Dana Street as wetlands exist in a major portion of the unconstructed portion of Dana Street. Therefore, the petitioners propose to build a private way to the property off the current terminus of the constructed portion of Dana Street. The proposed frontage for the property is the width of this private way (18 feet in width).

The petitioner is proposing a gravel private way—however, all ways to be utilized as an egress must be built to the City's standard, which includes pavement, not gravel. An 18' wide paved way ensures that public safety may access the site and shall be required.

The petitioner must update the plan submitted to reflect pavement for the private way. The petitioner must also meet the requirements listed in the Order of Conditions from the Conservation Commission. Should the petitioner meet the City's minimum standards, I recommend the Board grant this variance with these conditions.

Sincerely,


Jim Maclean
City Planner

Cc: Danny Romanowicz, Building Commissioner
Sarah Porter, Conservation Agent ✓

Jane Medeiros Friedman, Assistant City Solicitor
James Oliveira, Ward 1 City Councilor