



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Existing and Proposed Site Plan by: CDBS dated: 11-17-2016

1. Application Information

Street Address:	331-337 Wood St, New Bedford, MA			CITY CLERK 2016 NOV 18 P 2 10:27 NEW BEDFORD, MA
Assessor's Map(s):	117	Lot(s)	26	
Registry of Deeds Book:	11697	Page:	300	
Zoning District:	RB <u>RB3-B</u>			
Applicant's Name (printed):	JMP Property & Development, LLC			
Mailing Address:	24 Jocelyn St	New Bedford	MA	02745
	(Street)	(City)	(State)	(Zip)
Contact Information:	774-263-0723	jmpdev@comcast.net		
	Telephone Number	Email Address		

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

Application, Drawings (A0.1, C1.1, A1.1, A2.1), Abutters List, Permit Rejection, Deed, ZBA decision, and Narrative.

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11-18-16
Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

36-16

2. Zoning Classifications

Present Use of Premises: 2-Residential Units/ 1-Repair Shop

Proposed Use of Premises: 3-Residential Units

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

4245

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

SEE ATTACHED SHEET

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	<u>3400</u> 3200	8000	<u>3400</u> 3200
Lot Width (ft)	40'	100'	40'
Number of Dwelling Units	2	1	3
Total Gross Floor Area (sq ft)	3759	ZBA decision	3759
Residential Gross Floor Area (sq ft)	2340	ZBA decision	3759
Non-Residential Gross Floor Area (sq ft)	1419	ZBA decision	0
Building Height (ft)	27' 6"	45'	27' 6"
Front Setback (ft)	1' 8"	20'	1' 8"
Side Setback (ft)	2"	8'	2"
Side Setback (ft)	10"	10'	10"
Rear Setback (ft)	18' 4"	30'	18' 4"
Lot Coverage by Buildings (% of Lot Area)	73%	40%	73%
Permeable Open Space (% of Lot Area)	23%	0	23%
Green Space (% of Lot Area)	4%	35%	4%
Off-Street Parking Spaces	4	2 spaces per dwelling unit	4
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	0	0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>N/A</u>	<u>N/A</u>
b) Number of employees:	<u>N/A</u>	<u>N/A</u>
c) Hours of operation:	<u>N/A</u>	<u>N/A</u>
d) Days of operation:	<u>N/A</u>	<u>N/A</u>
e) Hours of deliveries:	<u>N/A</u>	<u>N/A</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other:	<u>N/A</u>

6. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: JMP Property & Development, LLC

at the following address: 24 Jocelyn St, New Bedford, MA

to apply for: Parking Reduction

on premises located at: 331-337 Wood St, New Bedford, MA

in current ownership since: May 26, 2016

whose address is: 24 Jocelyn St, New Bedford, MA

for which the record title stands in the name of: JMP Property & Development, LLC

whose address is: 24 Jocelyn St, New Bedford, MA


by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11697 Page: 300

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

1/18/16
Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Breifly describe the proposed project and specify all required special permits:

Converting a commercial space into a residential living unit therefore we are requesting a special permit for reduction of parking. We are required to have 6 parking spaces, 2 per dwelling unit. We have 4 existing off street parking and are asking for a relief for 2 parking spaces.

5321: This proposal of converting the commercial unit to a residential unit would create more affordable housing for the city. Repairing this structure would upkeep the building, thus making the neighborhood look more desirable, and increase the value of the neighborhood.

5322: By converting the commercial unit to a residential unit, it would make the neighborhood safer and reduce the traffic flow. Only residents and normal traffic would be going by this area instead of random customers going to this location. It is located in a multifamily neighborhood, many of which have children; the less traffic in a multifamily neighborhood, the better.

5323: There is no upgrade to the utilities required. The existing utilities are more than adequate to the building's needs.

5324: By maintaining this existing structure, it makes the neighborhood look nicer because the buildings are not being allowed to become dilapidated. This would thus make this neighborhood more desirable to potential residents looking to live in the area.

5325: The proposed conversion from a commercial space to a residential unit does not impact the environment because there is no building footprint increase and all work is occurring on the inside of the structure.

5326: The conversion of the repair shop creates a relief to a thickly populated residential area by eliminating additional traffic flow for pickup, deliveries, customer and employee parking. This conversion does not create any additional request for city services, if anything it actually reduces the hazard rating of the structure.