

**Narrative
For
331-337 Wood Street
New Bedford, MA**

Property History:

The existing property consists of one (1) two story building with a residential unit on the second floor and a residential unit on the east side and a repair shop on the west side of the first floor that was erected around 1925. The building is located in the North end of New Bedford on the corner of Vernon and Wood Street; Lot 26, Map 117 with an area of 0.078 acres or 3,200 sf and is zoned as a RB use. The structure is of a raised residential unit over a storefront style building, having brick and stucco in the first floor and vinyl siding on the exterior with an asphalt single roof on the second floor and a tar built-up roof on the lower east side living unit. The structure is comprised of 2,340 sf. on the first floor 1,419 sf. on the second floor giving it a total of 3,759 gross sf.

Proposed Project:

The proposed project is to convert the repair shop on the west side of the first floor in to a (2) two-bedroom residential unit and a laundry facility for the building tenants at the rear of the existing building. There will be no building footprint increase in order to accomplish such alteration.

Site:

The existing site provides for (4) four off street parking spots as two (2) rows of two (2) stacked parking spaces on an area that is 20'-0" wide x 40'-0" deep.

Development Impact:

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.

Scheduled Improvements

Other proposed improvements are to the exterior of the building which is to relocate and replace (2) two windows on the west side (Vernon Street) down to street level to provide the required means of egress for the bedrooms as required by the Commonwealth of Massachusetts State Building Code.