

**Project Narrative
For
90 Hatch Street
New Bedford, MA**

Property History:

The existing property consists of two building structures: a two story building and a four story building built around 1920 and located on Lot 148, Map 111. These buildings were used for manufacturing and office space until the mid-80's; the current use of the two story building is office space and artist studios on the third and fourth floor and a sheet metal shop on the first floor of the four story building. This parcel is 2.737 acres of land mainly classified for assessment purposes as an Industrial Warehouse with an Old Mill/Warehouse style building, having Brick exterior, Tar & Gravel roof cover, and 128,938 Square Feet, with toilet rooms for both sexes on each floor.

Proposed Project:

The proposed project is to construct 20 Artist Studios on the second floor and a handicap ramp on the northeast corner of the building at the existing loading dock. The Artist studios will be used by one individual; this use provides minimal impact on the existing neighborhood for the fact that it requires less parking and produces minimal noise.

Site:

The existing site provides 88 parking spaces as per the aerial photo of the existing parking lot; these existing parking spaces are 8'-0"x18'-0". Per the data provided by the building department, there is a requirement of 167 spaces. We are requesting to be allowed to maintain the existing nonconforming 88 parking spaces and requesting for a relief for 79 additionally required spaces. Three handicap spaces will be requested to be located along the northeast corner of the building near the proposed handicap ramp location. In the event that these spaces are not granted, they shall be located on the northeast corner of the parking lot near the four story building entrance. The site is also illuminated by 3 existing site lights that are mounted on the buildings.

Additional site scheduled improvements are a handicap ramp on the northeast corner of the building and landscaping along on the north side on Hatch St near the building façade. See drawing sheet C 1.2.

3:45 pm

PLANNING
DEC 04 2015
DEPARTMENT