



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF COMMENTS

TO: ZONING BOARD OF APPEALS

Date: November 12th, 2015

Case #4210: Variance located at SS Farm Street (Map: 39 Lot: 7)

Applicant: Jason Braz
42 Bush Street
Dartmouth, MA 02748

Owner: Philip and Susan Medeiros
36 Blue Bird Lane
Westport, MA 02790

Overview of Request: The petitioner has submitted a petition for a **Variance** relative to the property listed above in a Residential B zoned district. The petitioner is proposing to build a single family dwelling on the vacant lot as shown on a site plan submitted. The petitioner seeks dimensional relief for lot size, frontage, and side yards. The petitioner also seeks relief for the location of the driveway in front of the dwelling.

Existing Conditions: The lot is currently vacant of any buildings. A driveway accessed via Farm Street, and a set of steps leading to Allen Street remain on the property.

Plan Specifics: The petitioner proposes to erect a single family home (24'x34') and keep the existing driveway.

- **Property:** The subject lot measures 7,138 sq. ft in lot area, with 40' of frontage, and a depth of 178'±. The lot spans from Farm Street to Allen Street



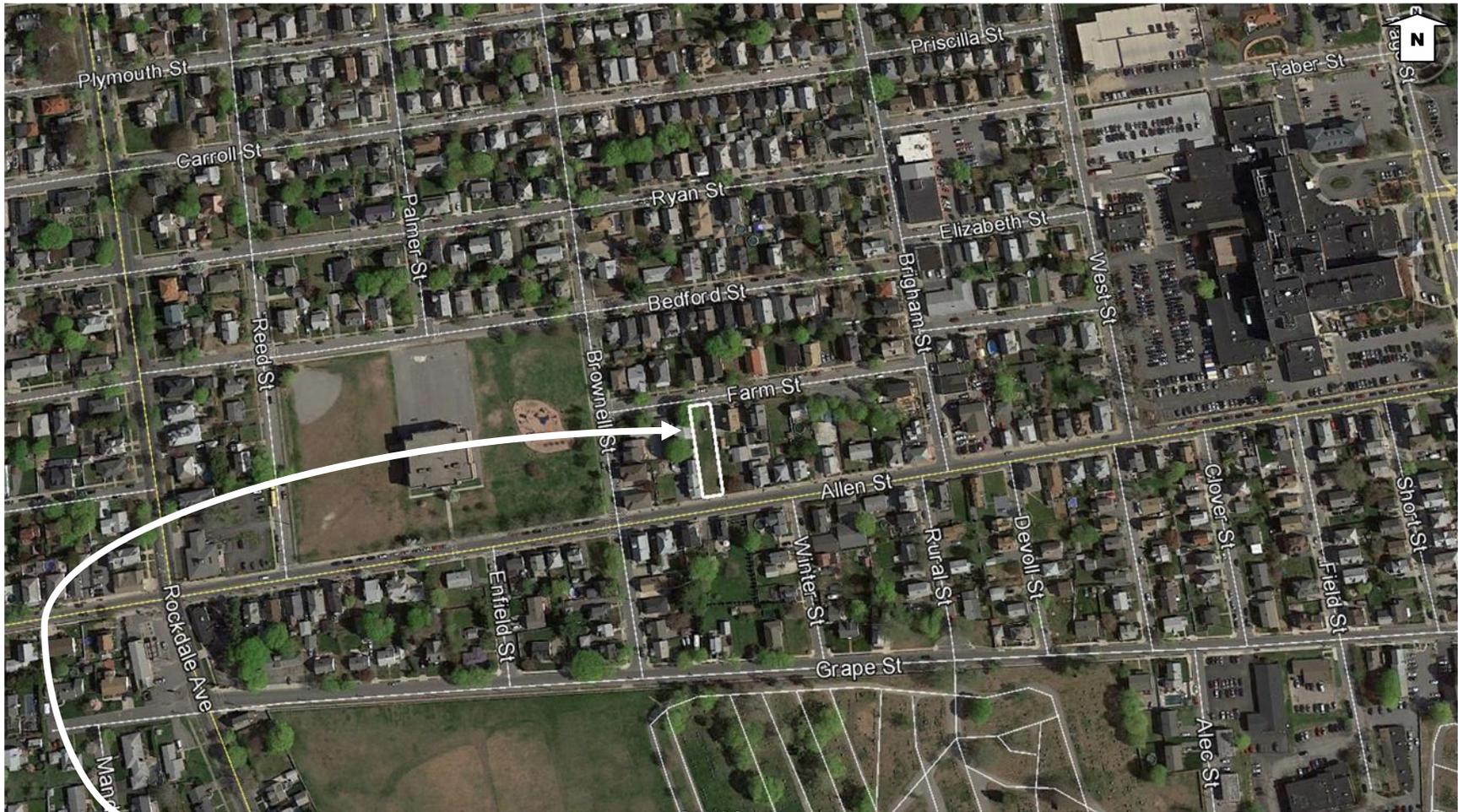
- **Neighborhood:** The neighborhood is residential in nature. The direct abutters on all sides are single family residences. Located directly across on Farm Street from this property are two-family residences. The Betsey Winslow Elementary School is located at the western end of Farm Street (approximately 200 feet from this property).
- **Proposal:** The petitioner proposes to erect a 24'x34' single family home on the 40' x 178' lot. The proposal requires dimensional relief due to the lot size, lot shape, and the proposed location of the dwelling on the lot. The chart below lists what the petitioner proposes compared to what is required:

	Proposed	Required
Lot Size	7,138 sq. ft	8,000 sq. ft
Lot Frontage	40 ft	75 ft
Side Yards	10' on one side; 6' on the other	10' on one side; 12' on the other

Additionally, the petitioner proposes to retain the existing driveway on the property. As proposed the location of the driveway will be directly in front of the dwelling, which is not allowed under zoning code chapter 9 section 3145-No open off street parking space shall be located in front of the dwelling. Therefore, the petitioner seeks relief from this section of the code.

For Board Member Consideration.

The proposed single family dwelling is an allowed use in the neighborhood and fits the character of the neighborhood. The lot size, frontage, and side yards of the property do not meet current zoning regulations. However, as proposed the lot size, frontage, and side yard set backs are similar to other properties on this block and in this section of the City. The shape of the lot limits the location of the driveway in relation to the structure. Given the shape of the lot and the existence of driveway already on site, it would seem reasonable to maintain the existing driveway in order to provide off-street parking .



SS Farm Street (Map: 39, Lot:7)

NOTE: Property line is approximate; for discussion purposes, only.