



City of New Bedford

Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN
DIRECTOR

STAFF COMMENTS

TO: ZONING BOARD OF APPEALS

Date: November 12th, 2015

Case # 4211: Special Permit
1024 Sheffield Street
(Map: 132H, Lot: 182)

Applicant: Robert Pires
936 Tradewind Street
New Bedford, MA 02740

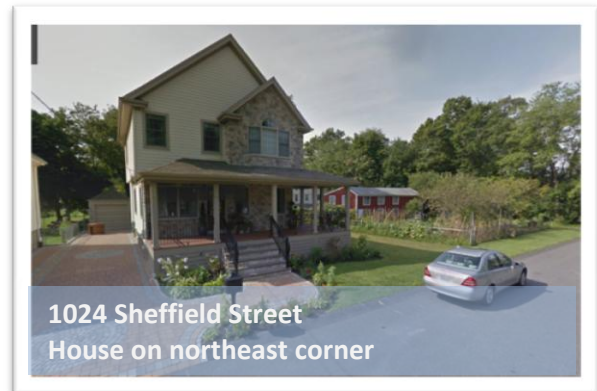
Owner: Victor and Dina Marques
1024 Sheffield Street
New Bedford, MA 02745

Overview of Request: The petitioners have submitted an application for a **SPECIAL PERMIT** proposing to rebuild on the site of a previous nonconforming structure, destroyed by severe weather—characterized under the city ordinance as “catastrophe.” The petitioner proposes to rebuild a three car garage with storage above. The property is located in a residential B [RB] zoned district.

The proposal increases the height of the building. The proposed height enlargement of the structure requires a Special Permit from the Zoning Board of Appeals.

Existing Conditions: Currently on site is a single family residential dwelling, two driveways, and a one car garage in the southeast corner. It has been brought to staff’s attention that the project may require further filing with the conservation commission due to the location of wetlands nearby.

- **Property:** The subject property is a set of lots merged for zoning purposes. These include map: 132H lots: 177,178,179,180,181, and 182.





1024 Sheffield Street (Map: 132H, Lot: 177-182)

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

Imagery Date: 5/6/2015 41°42'38.96" N 70°56'04.31" W elev 133 ft eye alt 1997 ft



1024 Sheffield Street (Map: 132H, Lot: 182) collapsed roof shown Google earth

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

Imagery Date: 5/6/2015 41°42'38.83" N 70°56'03.14" W elev 135 ft eye alt 498 ft