



City of New Bedford

Department of Planning, Housing & Community Development

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DIRECTOR

STAFF COMMENTS

TO: ZONING BOARD OF APPEALS

Date: October 7th, 2015

Case # 4208: Special Permit located at 15 Irvington Court (Map: 110, Lot: 370)

Applicant/Owner: Mercedes Nogueira
c/o Christine Barbosa
15 Irvington Court
New Bedford, MA 02745

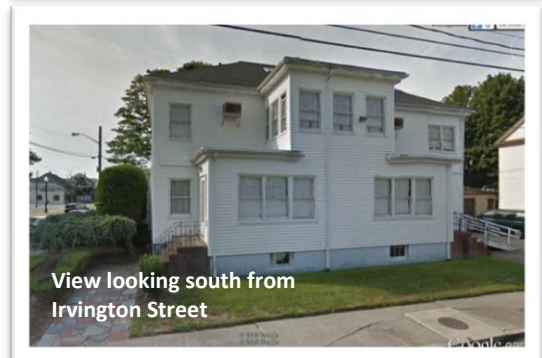
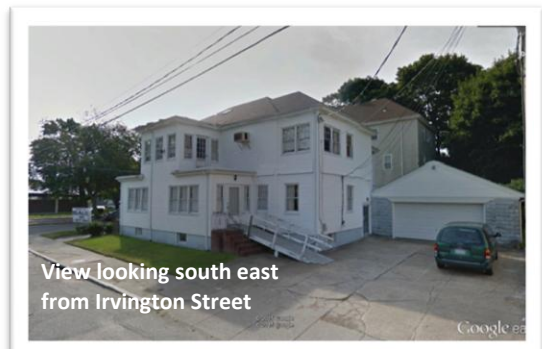
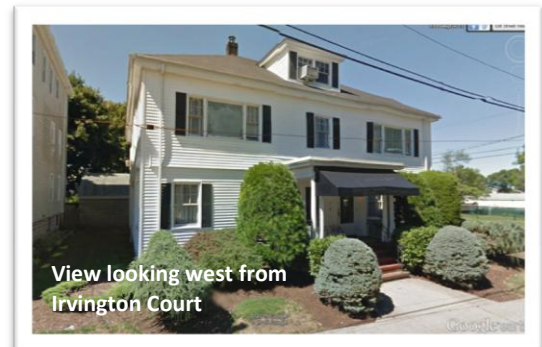
Overview of Request: The petitioner has submitted an application for **SPECIAL PERMIT** proposing to change the use at the property listed above from a funeral home to a two family residence. The property is located in a residential B zoned district.

The existing structure is nonconforming on the subject property. The Board must determine if the proposed alterations, which provide for a substantially different purpose, are not more detrimental to the neighborhood than the existing nonconformity at the site.

Existing Conditions: The current use at the property is as a funeral home. The lot is an existing undersized lot (7809± sq. ft) with an existing nonconforming building, a garage, and a driveway.

Plan Specifics:

- **Property:** The subject lot is a corner lot located at southwest corner of Irvington Court and Irvington Street intersection. The lot measures 7,809± sq. ft with 78.83' frontage on Irvington Court and 104' in depth on Irvington Street.
- **Buildings:** The property has a residential style building (48'± x 45'±) and a garage (26'± x 38'±).
- **Proposal:** The petitioner proposes to renovate the interior to a living space for a two-family residential use, therefore changing



the use from funeral home to residential. The petitioner proposes to have two bedrooms per unit. The plans submitted propose the addition of a second kitchen and converting the existing half baths to full bathrooms. The plans submitted do not show any exterior additions or alterations. The existing building has a total of five rooms and 2 half baths.

- **Neighborhood:** The abutting properties are multi-family residential and the surrounding neighborhood is residential. Brooklawn Park and Wilks Library are located directly across the street from the property.

Criteria for Granting a Special Permit: In addition to what has already been noted in these comments under the section entitled, “overview of request,” the ZBA’s determination shall—as prescribed under Sec. 5320 of the city’s zoning ordinance—include consideration of each of the following:

- Social, economic or community needs which are served by the proposal;
- Traffic flow and safety, including parking and loading;
- Adequacy of utilities and other public services;
- Neighborhood character and social structures;
- Impacts on the natural environment, and
- Potential fiscal impact, including impact on city services, tax base and employment.

Additionally, per Sec. 2430 of the city’s zoning ordinance, the Board must determine if the proposed alterations, which provide for a substantially different purpose, are not more detrimental to the neighborhood than the existing nonconformity at the site.

For Board Member Consideration. The proposed use is an allowed use in the zoning district and would fit in with the existing multi-family residential character of the neighborhood. A two-family would reduce the intensity of use at the site from the previous commercial use. The location has sufficient off-street parking for a two-family use.



15 Irvington Court (Map: 110, Lot: 370)

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