



City of New Bedford

Department of Planning, Housing & Community Development

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DIRECTOR

STAFF COMMENTS

ZONING BOARD OF APPEALS MEETING September 14th, 2015

Case # 4202: Special Permit located at 57 Parker Street (Map: 71, Lot: 161)

Applicant/Ownership: Deborah E. Druan and David A. Koshiol
11 Blackhall Court
Marion, MA 02738

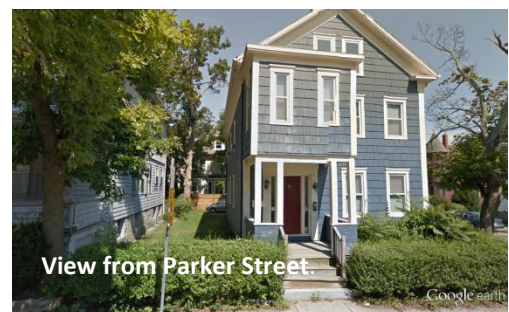
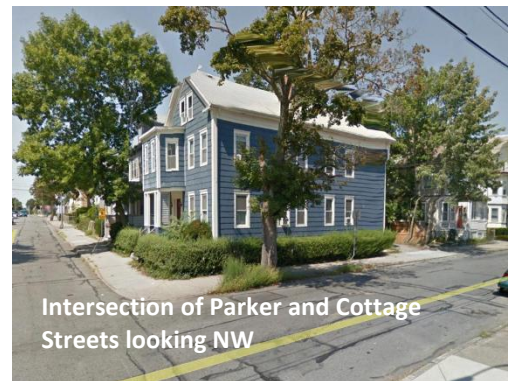
Overview of Request: The petitioner has submitted an application for **SPECIAL PERMIT** under Chapter 9 Comprehensive Zoning relative to property listed above located in a Residential B Zone. The proposal requests the installation of a driveway off a public way that does not constitute frontage of the lot.

Requested Relief: The subject property is a corner lot located at the northwest intersection of Parker and Cottage Streets in the city's west end. For the purposes of zoning, the Parker Street edge of the property is considered its legal frontage. Because the proposed driveway is to be located off of the Cottage Street side of the property and it is not considered the legal frontage [lots may only have one legal frontage], zoning relief is required.

Existing Conditions: There is an informal and unapproved driveway on the property that exists without benefit of any curbcut located where the proposed driveway would be installed. Petitioner has 20' between the house and property line at this location. Along the Parker Street frontage, petitioner only has a 13' wide side yard which would prove difficult in accommodating a standard driveway.

Plan Specifics:

- **Property:** The subject lot is a corner lot measuring 3,264 sq. ft with 41.12' frontage on Parker Street and 80.25'± depth on Cottage Street. This is not an unusual residential lot size within the neighborhood.



- **Buildings:** Existing structures on the lot include a 46'x25' two-family home of a size and character consistent with the neighborhood in which it is located.

Proposal: The petitioner requests permission to install a 36' long x 16' wide driveway off of Cottage Street. This would be the only driveway servicing the residential property. The driveway would be used for the convenience of the residents' tenants. A small existing 2' green buffer that includes trees and fencing would be retained if the application is approved. [A reduced side yard of this size is permitted because of the reduced size of the lot, itself, under city ordinance.]

Neighborhood: Each of the abutting neighbors has a driveway serving their respective properties including a two car driveway directly across the street facing on Cottage Street.

For Board Member Consideration. Due to the configuration of this particular parcel of land as a corner lot, its small size, particularly in light of the size of the existing building's lot coverage, it would be difficult for the applicant to locate a driveway along the legal frontage of their property. The presence of a driveway servicing a residential property in this neighborhood, while not existing everywhere, does exist on those properties immediately abutting the subject lot.

If the board were to vote in favor of this petition it may wish to consider including a condition requiring the petitioner to maintain a healthy green buffer between the driveway and abutter to the north along Cottage Street.

