



## City of New Bedford

### Department of Planning, Housing & Community Development

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# STAFF COMMENTS

September 14<sup>th</sup>, 2015

FROM: Planning Department Staff  
TO: Zoning Board of Appeals  
SUBJECT: **Case # 4201:** Special Permit located at 100 Bellevue Street (Map: 8, Lot: 141)

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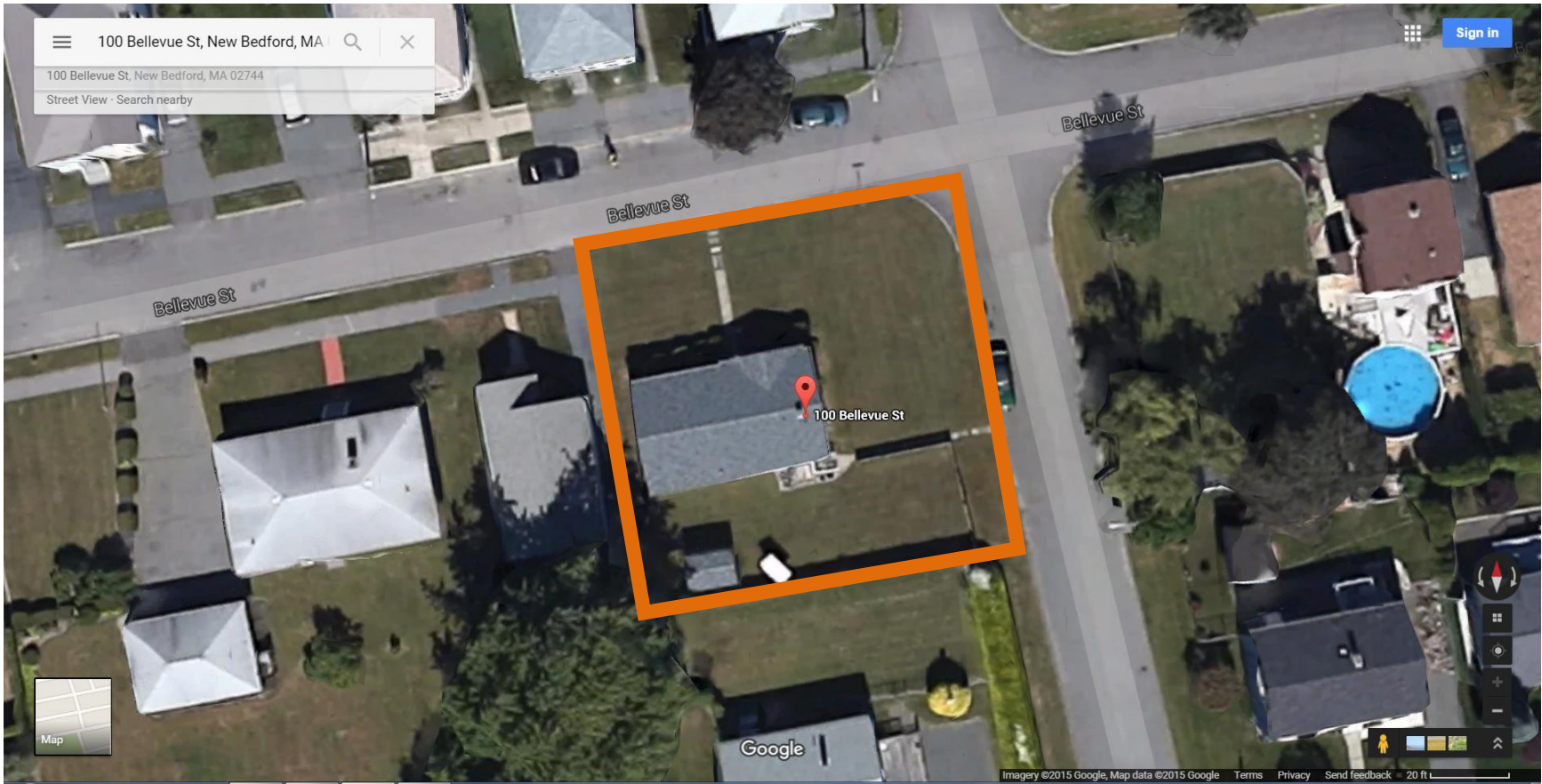
**Applicant/Ownership:** Eileen and Kevin Medeiros  
100 Bellevue Street  
New Bedford, MA 02744

**Overview of Request:** The petitioner has submitted an application for a **Special Permit** under Chapter 9 Comprehensive Zoning; relative to property listed above, in a Residential B Zoned District. The petitioner is proposing to install a driveway from a public way that does not constitute frontage of the lot. The petitioner proposes the driveway from Mina Street.

#### Plan Specifics:

- **Driveway Plan:** the driveway is proposed on the Mina Street side of the property, which is not the legal frontage of the lot. The proposed driveway is 35' x 14'. It is proposed to be setback 8'-9" from the side of the dwelling.
- **Lot/Property:** The subject property is a corner 6,722 sq. ft lot with 80' frontage on Bellevue Street and 82' +/- depth on Mina Street. Existing structures on the lot include a 42' x 25' single family home. with a 4' x 5' deck and 8'x12' shed. The lot also has a fenced in rear yard.

**For Board Member Consideration.** The Board may wish to note the subject lot is located at the southwest corner of the Bellevue Street and Mina Street intersection. If the driveway were to be placed on the legal frontage of the lot (Bellevue Street) there is not enough space for a driveway on the western side of the dwelling. If the driveway were placed on the eastern side of the dwelling the location would be close to the intersection and result in an unsafe curb cut. The driveway on Mina Street places the driveway further away from the intersection.



**100 Bellevue Street (Map: 8, Lot: 141)**

note: property line is approximate



## 100 Bellevue Street (Map: 8, Lot: 141)

Source: Google Street View