



## OFFICE OF PLANNING

**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

April 15<sup>th</sup>, 2015

Ian M. Comerford, Chairman  
Zoning Board of Appeals  
133 William Street  
New Bedford, MA 02740

Re: Case #4179  
Petitioner: The Tacoma Street Realty Trust  
c/o David Pina Fernandes  
47 Medeiros Lane  
Dartmouth, MA 02747

Location: NS Tacoma Street (Map: 130C , Lot: 259-260)

Dear Mr. Comerford:

Please be advised that I have reviewed the petition, and submit the following for consideration by the Board. The petitioner is proposing to build a 44'x45' duplex on a vacant lot located in a Mixed Use Business District, which will require a Variance for minimum lot size, lot frontage, and rear yards. A two-family is an allowed use in the zoning district.

The chart below shows what the petitioner proposes versus what is required under Zoning Ordinance.

	<b>Proposed</b>	<b>Required</b>
<b>Lot Area (sq. ft.)</b>	7,175 sq. ft	10,000 sq. ft
<b>Frontage</b>	19' 11 3/4" in to 20' 0 7/8"	20'
<b>Rear Yards</b>	25' 7 7/8"	30'

The Board should establish the hardship faced by the applicant, as well as, inquire about the necessity for the proposed project to receive relief for setbacks. The Board should also take into consideration any comments received by any abutters to the project when making their determination whether to grant this Variance.

Sincerely,

Jill Maclean  
City Planner

Cc: Danny Romanowicz, Building Commissioner  
James Oliveira, Ward 1 City Councilor