



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF COMMENTS

September 9th, 2015

FROM: Planning Department Staff
TO: Zoning Board of Appeals
SUBJECT: **Case # 4198:** Variance located at 3532 Acushnet Avenue (Map: 134, Lot: 297)

Applicant/Ownership: Cameron A. Crooks
3532 Acushnet Avenue
New Bedford, MA 02745

Overview of Request: The petitioner has submitted an application for a **VARIANCE** under Chapter 9 Comprehensive Zoning; relative to property listed above, in a Residential A Zoned District. The petitioner is proposing to erect an 18' x 30' detached steel garage.

Relief Needed. The proposed plan requires relief from zoning requirements for accessory structures side yard setbacks, which under zoning code are to conform to the side yard setback of the principal dwelling. Zoning Code requires a 12 feet side yard setback for this accessory structure, the petitioner proposes 3 feet.

Plan Specifics:

- **Side Yards:** The proposed location of the garage does not meet the required 12' side yard setback. The petitioner proposes a 3' side yard setback on the northern side of the property.
- **Accessory Structure:** The proposed detached garage is considered an accessory structure.
- **Lot/Property:** The subject lot is 10,076 +/- sq. ft with 80' frontage and 129+/- depth. Existing structures on the lot include a 36' x 30' single family home and a 17' x 28' carport.
- **Plan:** The plan shows the garage as detached from the existing structures and placed in line with the carport. The carport is to remain on the property.