



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740

Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF COMMENTS

September 9th, 2015

FROM: Planning Department Staff

TO: Zoning Board of Appeals

SUBJECT: **Case # 4197:** Variance located at 1018 Shelburn Street (Map 127E, Lot 436)

Applicant/Ownership: Thaddeus and Heather Haggerty
1018 Shelburn Street 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 a 16'x14' sunroom.

Relief Needed. The proposed plan requires relief from zoning requirements for rear yard setback. The required rear yard setback is 30 feet, the petitioner proposes 19 feet.

Plan Specifics:

- **Rear Yards:** The proposed sunroom is located behind the dwelling and is 16' x 14', leaving a 19' rear yard setback where 30' is required.
- **Lot/Property:** The subject lot is 5863 +/- sq. ft with 60' of frontage and 98 +/- depth. Structures on the lot include a 22' x 38' single family home, a 21' x 20' garage, and a 12' x 14' deck to be transformed into the proposed sunroom.

For Board Member Consideration.

There is an existing deck (12'x14') on the property with a 23' rear yard setback. The proposed sunroom will replace the deck with an expanded footprint. The sunroom will be four (4) feet further into the rear yard than the existing deck. The proposed location results in a 19' rear yard setback.