



## 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 9<sup>th</sup>, 2015

FROM: Planning Department Staff

TO: Zoning Board of Appeals

SUBJECT: **Case # 4199:** Special Permit located at 231-233 Hillman Street (Map: 57, Lot: 20)

---

**Applicant/Pending Ownership:** Christopher R. Grinnell  
1678 E. Main Road #3 Portsmouth, RI 02871

**Current Ownership:** Kevin & Catherine Alves  
975 Oakley Street New Bedford, MA 02745

**Overview of Request:** The petitioner has submitted an application for a **SPECIAL PERMIT** proposing to change the use at the premise from retail to residential in a Residential A zoned district. The petitioner also proposes alterations to the exterior of the building for a residential use.

#### Plan Specifics:

- **Change of Use:** The existing/previous use at the premises was a picture frame manufacturer; the petitioner proposes to change the use to residential.
- **Alterations to Building:** The petitioner proposes to alter the exterior of the building by installing a sliding door covering an approximately 10'x10' opening, a new entrance doorway, and reposition windows.
- **Lot/Property:** The subject lot is 3426 +/- sq. ft with 48.15' frontage and 70' depth. Existing structures on the lot include a 36'x56' retail style, flat roof building.

**Relief Needed.**

The petitioner requires a Special Permit for nonconforming uses and structures for changing from one nonconforming use to another and to alter the nonconforming structure to provide for a substantially different purpose, as proposed.

The Board must determine if the proposed use is not more detrimental than the existing/previous use to the neighborhood. The Board must also determine if the proposed exterior alterations are not more detrimental to the neighborhood.

**For Board Member Consideration.** In light of our review of the entire petition and accompanying materials Planning Staff note the neighborhood block is primarily residential with retail uses present. Residential properties are directly abutting this property on all sides and a laundry service business is located across the street.