



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 # 4200:** Variance located at 273 Ryan Street (Map: 38, Lot: 387)

Applicant/Ownership: Terceira Construction, LLC
c/o Jorge Verissimo
1 Cook Way Dartmouth, MA 02748

Overview of Request: The petitioner has submitted an application for a **VARIANCE** in order to be able to finish the basement, which is creating habitable space and therefore considered an additional story at the property listed above in a residential A zoned district.

Relief Needed. The proposed plan requires relief from zoning requirements for number of stories. New Bedford Zoning Code allows for 2.5 stories, the petitioner proposes 3 stories.

Plan Specifics:

- **Number of Stories:** The existing dwelling is two stories, finishing the basement will create another habitable story, resulting in 3 stories of living space.
- **Lot/Property:** The subject lot is 8006 +/- sq. ft with 100' frontage and 80'+/- depth. Existing structures on the lot include a 56' x 26' single family home.
- **Plan:** The plan shows that the newly created habitable basement will include a proposed living room, office, half bathroom, and unfinished space.

For Board Member Consideration. The petitioner states the required setbacks could not be maintained if the same square footage was designed as an addition to the building, therefore they are proposing to finish a portion of the basement.