



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF COMMENTS

July 23, 2015

FROM: Jill Maclean, City Planner
TO: Zoning Board of Appeals
SUBJECT: **Case # 4191:** Variance located at 170 State Street (Map 72, Lot 14)

Applicant/Ownership: Jose A. Vega, Trustee of the Hazard Street nominee Trust u/d/t;
170 State Street New Bedford, MA 02740

Overview of Request: The petitioners have submitted an application for a Variance under Chapter 9 Comprehensive Zoning; relative to property listed above, in a Residential B Zoned District. The petitioner is proposing to finish the basement.

Plan Specifics:

- **Number of Stories:** The existing home is two and a half stories according to the information provided by the applicant. The petitioner proposes to finish the basement, which results in 3 stories of livable space within the home, which is a half story more than allowed in this zone.
- **Neighborhood:** The neighborhood consists primarily of multifamily dwellings.
- **Lot:** The subject lot is 1624 +/- square feet with 29' of frontage and 56' depth. A 23' x 40' single family home is located on the lot.
- **History:** The property received a variance in 2006 to construct the current single-family dwelling on the nonconforming lot. The property was subsequently denied two variances petitions (in 2007 and 2008) for a change of use from single family to a two-family.
- **Ownership:** The applicant owns Lot 1 and Lot 2 as shown on the Plan of Land drawn for Emerson Drumheiser, submitted with the application. Lot 2 (aka Map: 72, Lot: 298) abutting this project contains a two-family dwelling on the lot.

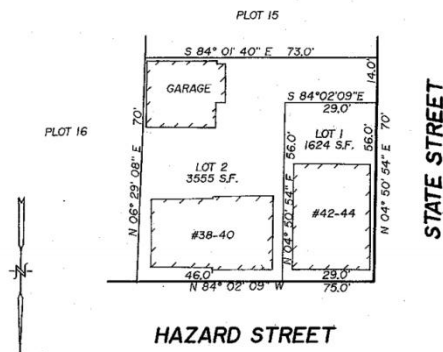
Relief Needed. The proposed plan requires relief from zoning requirements for the following: number of stories. Zoning code allows for 2.5 stories in Residential B. The petitioner is requesting to finish the basement, resulting in three (3) stories of living space in the home.

Conclusion. The property is an existing nonconforming single family use. The addition in the basement would seem to increase the intensity of use on this lot.



Images Source: Google Earth

170 State Street



Plan of Land in New Bedford, MA
Drawn for Emerson Drumheiser