



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

July 22, 2015

FROM: Jill Maclean, City Planner
TO: Zoning Board of Appeals
SUBJECT: **Case # 4194:** Variance located at 118 East Clinton Street (Map 45, Lot 451)

Applicant/Ownership: Mathew J. Arruda and Robert T. Torres
118 E Clinton Street New Bedford, MA 02740

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 construct a driveway in front of the dwelling.

Plan Specifics:

- **Parking:** The proposed driveway is 18' in width and 25.8' in depth. The frontage of the lot is 45'. The driveway as proposed takes up 40% of the frontage of the lot. The driveway is proposed directly in front of the structure and provides off-street parking at the site that does not currently exist.
- **Fire Hydrant:** There must be ten (10) feet of clearance on both sides of a fire hydrant. The proposed driveway provides approximately 7.5'+/- of clearance on one side.
- **Lot:** The subject lot is 3,825 +/- sq. ft with 45' of frontage and a 85' depth. A 26' x 35' single family home is located on the lot.

Relief Needed. The proposed plan requires relief from zoning requirements for the following: no open air off street parking space shall be located in front of the dwelling or principle building.

Conclusion. In light of its review of the entire petition and accompanying materials, staff would characterize this proposed driveway as out of character with the surrounding parcels and a not a good fit on the site, itself.



Image Source: Google Street View

118 East Clinton Street