

PROJECT NARRATIVE
475 UNION ST
NEW BEDFORD MA

The original application for a permit to raze the existing 7,000 sq. ft commercial building and replace with 8 units of residential housing was filed In February in 2014, and sought relief from the zoning code, as well as a special permit case numbers (4129 & 4130). The request for relief and special permit was denied at the public hearing.

In June 2014, after substantially changing the proposed building foot print, reducing the number of residential units from 8 to 6 along with adding additional off street parking to comply with the zoning requirements, A new application for a building permit was filed. The substantial changes to the proposed project eliminated the need for side yard relief and parking reduction from the zoning code.

A public hearing was held by the zoning board appeals in June of 2014 to determine if the new application filed was substantially change. The Zoning Board of Appeals voted 5-0 in a unanimous favorable decision that indeed the proposed project has been substantially change and continued the hearing for relief from the zoning code and special permit (case numbers 4150 & 4151), to be heard October 16th 2014.

The current proposal is to raze the existing dormant commercial building which encompasses over 7000 sq. ft of the property which has a lot area of 10,084 sq. ft and replace said structure with a new structure to contain 6 residential units of housing. The proposed new structure and site layout complies fully with the zoning ordinance. Off street parking of (12) spaces 2 per unit is being provided consistent with the zoning code.

The property will be held in fee-simple ownership, to be made available as market rate housing to the general public, managed and maintained by the owner of record.

It is estimated the after issuance of the building permit applied for. The time frame to complete the construction and obtain a certificate of occupancy shall be 8-10 months.

The estimated cost of improvements are as followed:

- Raze existing building.....50,000.00
- Site Improvements.....150,000.00
- Construct 6 Units of housing per plan.....600,000.00

Total Estimate cost to complete per proposed plans.....800,000.00

Drainage calculations and storm water management for the proposed site are provided on the plan(s) provided and filed herewith by CEC Associates a registered professional engineer.

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City of New Bedford
Department of Planning, Housing & Community Development
133 William St. Room 303
New Bedford, Ma 02740-6204

Property Location: 475 Union St. New Bedford, Ma
Subject: Development Impact Statement

The subject parcel is an infill level lot consisting of approx. 10,084 sq. ft with a legal frontage (45.98) address known as 475 Union St. The lot extends approx. (217.00) to Court St with frontage of (46.74). Currently there is an existing structure (33 x 215) which occupy's the majority of the parcel. Little to no vegetation is on the property as the current structure is hard on the abutting east lot line set back at (1.3). On the west side of the property is a curb cut and open area (11.5) to the abutting property line consisting of loose gravel and grass that extends from Union St to the rear of the property on Court St.

The New Bedford Historical Commission (NBHC) on January 14th 2014 upon review of an application to demolish the property has found,

- The structure is not located in a National Register Historic District
- The structure is of no notable historic significance either record or found with the existing condition of the structure
- The structure is in poor condition due to extensive deferred maintenance
- Restoration or preservation efforts would be impractical due to the existing condition of the structure

The proposed new building will have no negative impact to the current condition, but instead lends itself the opportunity to create open space and additional vegetation per the purpose site/ landscape plan submitted with the building application.

At present there is no surface drainage other than gutters and downspout leaders that are on the existing structure. The proposed new building and off street parking area improves on these existing conditions, with improvements proposed for drainage and on site water management systems to be installed as indicated on the site/utility plan submitted.

In conclusion..... it is our opinion that with the razing of the existing structure and subsequent improvements proposed. There will be no negative impact on the parcel and surrounding abutting parcels.

Respectfully

Preferred Realty Services LLC
Owner/Developer