



**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

**DEPARTMENT OF INSPECTIONAL SERVICES**  
**133 WILLIAM STREET - ROOM 308**  
**NEW BEDFORD, MA 02740**

December 23, 2019

Zoning Board of Appeals  
City of New Bedford

Re: Petition for a Variance

117 Union Street LLC  
C/o Michael Galasso  
128 Union Street  
New Bedford, Ma. 02740

The above named owners have submitted a Petition for a **Variance** under provisions of Chapter 9, Comprehensive Zoning relative to property located at 115, 117, 121, 127-129 Union Street, and 7 North Second Street, Assessor's Map Plot 53, Lot 40, 41, 215, 216, and 146 in a Mixed Use Business, Downtown Business Overlay District, and New Bedford Landing Waterfront Historic District Zoned Districts. The petitioner is proposing to construct a retail or restaurant operation on the first floor, and residential dwelling units on the upper floors, 42 dwelling units on a 10,173 square foot parcel (Lot 1), 8 dwelling units on 2,306 square foot parcel (Lot 2), and residential units on upper floors as plans filed, which will require a **Variance** under Chapter 9, Comprehensive Zoning **Sections 2700 (Dimensional Regulations), 2710 (General), 2720 Table of Dimensional Requirements - Appendix B (Minimum Lot Size), (Lot Coverage by Buildings), Side Yard, and Rear Yard, 2750 (Yards in Residence District), 2753 (Rear Yard), 2755 (Side Yard), 3100 (Parking and Loading), 3110 (Applicability), and 3130 Table of Parking Loading Requirements - Appendix C (Multi-family (3) or more per structure, and Places of Assembly.**

**Previous Board of Appeals Cases heard: Yes**

**Case #4372 - Special Permit to construct a 5 story commercial/residential building on lots 40, 41, 215, and 216, and a one story building in the rear of lot 146 - Granted on May 30, 2019**

Site Plan filed with Appeal: Yes

Photographs taken of Said Property: No

An appeal has been filed with the City Clerk and the Building Department and is transmitted herewith.

Yours Truly,

  
Danny D. Romanowicz  
Commissioner of Buildings & Inspectional