



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: 475 Union St by: Preferred Realty Services LL dated: 5/27/14

1. Application Information

Street Address:	<u>475 Union St</u>			CITY CLERK	2014 SEP 15 A 11:45	CITY CLERK'S OFFICE NEW BEDFORD MA
Assessor's Map(s):	<u>51</u>	Lot(s)	<u>269</u>			
Registry of Deeds Book:	<u>10833</u>	Page:	<u>268</u>			
Zoning District:	<u>MUB</u>					
Applicant's Name (printed):	<u>Preferred Realty Services LLC</u>					
Mailing Address:	<u>386B Third Beach</u>	<u>Middletown</u>	<u>RI</u>	<u>02842</u>		
	(Street)	(City)	(State)	(Zip)		
Contact Information:	<u>617-719-6789</u>	<u>capt.redmond@gmail.com</u>				
	Telephone Number	Email Address				
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Vendee <input type="checkbox"/> Other _____					

List all submitted materials (include document titles & volume numbers where applicable) below:

Certified plot plan of existing conditions. Certified plot/site plans of proposed new building & site improvements. Architectural & Engineering plans showing site, elevations, floor and landscape plan. Copy of Owner's deed, assessors map, certified abutters list.

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

9/12/14

Date

Signature of Applicant

Preferred Realty Services LLC

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- Residential
- Commercial
- Industrial
- Mixed (Check all categories that apply)

Construction

- New Construction
- Expansion of Existing
- Conversion
- Rehabilitation

Scale

- < 2,000 gross sq feet
- > 2,000 gross sq feet
- 3 or more new residential units
- 1 or more new units in existing res. multi-unit
- Drive Thru Proposed
- Ground Sign Proposed
- Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: MUB-Vacant

Proposed Use of Premises: MUB-Multi Family Residential

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
N/A

4. Briefly Describe the Proposed Project:

Raze existing building and replace with new 6 unit residential dwelling per plans submitted

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	10,084	15,000	10,084
Lot Width (ft)	45.98'	150'	45.98'
Number of Dwelling Units	0	10	6
Total Gross Floor Area (sq ft)	7200	3360	1750
Residential Gross Floor Area (sq ft)	0	13,445	7000
Non-Residential Gross Floor Area (sq ft)	n/a	n/a	n/a
Building Height (ft)	25'	60'	39'
Front Setback (ft)	0'	15'	15.6'
Side Setback (ft)	0.8'	12	12.1
Side Setback (ft)	12'	10	10

Rear Setback (ft)	0'	30	128.8
Lot Coverage by Buildings (% of Lot Area)	70%	30%	17.5%
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)	25%	35%	29%
Off-Street Parking Spaces	0	12	12
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays			

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	_____	_____
b) Number of employees:	_____	_____
c) Hours of operation:	_____	_____
d) Days of operation:	_____	_____
e) Hours of deliveries:	_____	_____
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

7. Planning Board Special Permits:

The applicant is also requesting a Special Permit from the Planning Board.
Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title
3149 Vehicle access

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title
2710 Frontage-Lot Area

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

Preferred Realty Services LLC

I hereby authorize the following Applicant: _____

at the following address: 386B Third Beach Rd Middletown, RI 02842

to apply for: Variance & Special Permit

on premises located at: 475 Union St.

in current ownership since: July 2013

whose address is: 386B Third Beach Rd Middletown, RI 02842

for which the record title stands in the name of: Preferred Realty Services LLC

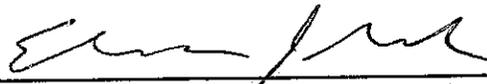
whose address is: 1735 Market St box A492 Philadelphia Pa 19103

by a deed duly recorded in the: _____ Bristol _____ 10833 268
Registry of Deeds of County: _____ Book: _____ Page: _____

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

9/12/14
Date

 Preferred Realty Services LLC
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

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