



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

2016 MAR 14 P 3:11

CITY CLERK

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: DNB Burgers Expansion by: Amelia Ruvich dated: 3/12/16

1. Application Information

Street Address: 89 N. Water Street
Assessor's Map(s): 53 Lot(s) 102
Registry of Deeds Book: 3812 Page: 91
Zoning District: DBOD overlay INDUSTRIAL A
Applicant's Name (printed): Amelia Ruvich / DNB LLC
Mailing Address: 67 Mechanics Lane NB MA 02740
(Street) (City) (State) (Zip)
Contact Information: (508) 961-8687 ameliaruvich1@gmail.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other tenant

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

see attached

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.

3/12/16
Date

[Signature]
Signature of Applicant

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2. Zoning Classifications

Present Use of Premises: Mix Use MUB

Proposed Use of Premises: Mix Use

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

n/A - none

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

use separate sheet

see attached

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	13,018	13,018	13,018
Lot Width (ft)	6,509		6,509
Number of Dwelling Units	n/A	n/A	n/A
Total Gross Floor Area (sq ft)	13,018 ²		13,018 ²
Residential Gross Floor Area (sq ft)	n/A	n/A	n/A
Non-Residential Gross Floor Area (sq ft)	13,018		13,018
Building Height (ft)	3 stories	7 stories	
Front Setback (ft)	Ø	Ø	Ø
Side Setback (ft)	10-12 ft	10-12 ft	10-12 ft
Side Setback (ft)	10-12 ft	10-12 ft	10-12 ft
Rear Setback (ft)	20 ft	20 ft	20 ft
Lot Coverage by Buildings (% of Lot Area)	75%	Ø	75%
Permeable Open Space (% of Lot Area)	Ø	Ø	Ø
Green Space (% of Lot Area)	1%	Ø	Ø
Off-Street Parking Spaces	13	1 per 200 sq ft	13
Long-Term Bicycle Parking Spaces	n-A	n-A	n-A
Short-Term Bicycle Parking Spaces	n-A	-	n-A
Loading Bays	1	1	1

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>200</u>	<u>400</u>
b) Number of employees:	<u>25</u>	<u>30</u>
c) Hours of operation:	<u>11am</u>	<u>2am</u>
d) Days of operation:	<u>Sun-Sat</u>	<u>Sun-Sat</u>
e) Hours of deliveries:	<u>-</u>	<u>-</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly
	<input type="checkbox"/> Monthly	<input checked="" type="checkbox"/> Other: <u>N/A</u>

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: DNB LLC

at the following address: 89 North Water St

to apply for: Special permit

on premises located at: 89 N. Water St.

in current ownership since: 1996

whose address is: 4 Old Tree Rd, Mattapoisett MA

for which the record title stands in the name of: E. Douglas Mills

whose address is: 4 Old Tree Rd, Mattapoisett MA

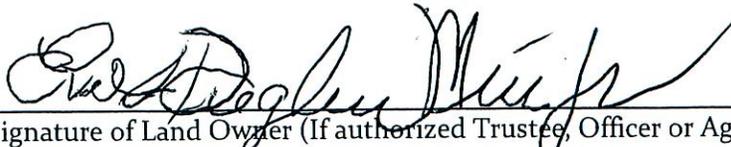
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 3812 Page: 91

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.

3/11/16
Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

DNB Burgers Expansion
Developmental Impact Statement

89 N. Water Street sits on lot size 13,018 square feet. DNB Burgers currently rents approximately 1,200 square feet within this building. The lot itself is almost completely covered by the building as well as a parking lot which covers approximately one third of the lot. It sits on a flat plot at the bottom of Elm St. in the historic District of Downtown New Bedford across from the pier. The building was built in 1885 and is considered a historical building. What remains of the lot that isn't paved has existing shrubbery and 2 crab apple trees measuring over 16 inches in diameter, which are all located on the edge of the lot surrounding the parking area. There is no unusual geological or archeological features, significant wildlife or trails that would be affected by our expansion. We plan to make no changes to the outside of the building.

DNB currently rents approximately 1200 square feet inside of 89 N. Water Street. DNB Burgers proposes to expand the dining area of our restaurant by a total of 504 sq feet, totaling 1700 square feet occupied. This will allow us to double our seating to 44 seats. We propose to add a secondary bar that will serve food as well as beer and wine. The new bar will seat 7. We also plan to add 5 more 2 top tables and 3, 6 top round tables to our seating. By adding this seating to our restaurant we will be able to better serve our existing customers and also keep up with the overwhelming demand created by the community. The benefits our business brings to the downtown area; such as job creation, creating city revenue, helping in revitalizing the city, filling currently empty storefronts, and being a destination that brings in diners from all over New England to New Bedford to experience our community. These positives outway any slight impact we may have on the traffic and parking congestion caused by an increase in customers.

None of our projected plans will affect the conditions of the outside of the building including effecting any of the vegetation or the structure of the building itself. Our plans only effect the interior set up of the building. We can foresee a change in the volume of cars coming in and out of the lot which may have an impact on the wear and tear of the lot itself. We plan to show a flow of the parking lot to limit the congestion it may cause. We also plan to clearly define other public areas for customer parking including the Elm St Garage to reduce parking overflow and the congestion it may cause.

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DNB Burgers Expansion



Google earth

feet 10
meters 3



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DNB Burgers Expansion



Google earth

feet 10
meters 3



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DNB Burgers Expansion



Google earth

feet
meters



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DNB Burgers Expansion
Project Proposal

DNB Burgers is a food establishment in downtown New Bedford. Open for one and a half years and happily serving our downtown New Bedford community. We serve scratch made burgers and fries as well as local craft beers. We employ 23 people. We currently have 19 seats and occupy approx. 1200 square feet inside the building located at 89 N. Water Street. We are open 7 days a week. Attached to the business is a private parking lot with 13 existing spots dedicated to dNB Burgers. DNB Burgers proposes to expand the dining area of our restaurant by a total of 504 sq feet to accommodate our ever growing customer base from New Bedford and other surrounding communities. This will allow us to double our seating to approx. 44 seats alleviating some of the stress put on our staff and customers because the demand is so high that we are often turning people away. We will also add a secondary bar that will serve food as well as beer and wine featuring local craft breweries and wineries. The new bar will seat 7. We also plan to add 5 more 2 top tables and 3, 6 top round tables to our seating. By adding this seating to our restaurant we will be able to better serve our existing customers and also keep up with the overwhelming demand created by the community.

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