

17 July, 2017

*Preferred Realty Services LLC
Box 40714
Philadelphia, Pa 19107*

*City Of New Bedford
Planning Board
133 William St.
New Bedford, MA 02740*

*RE: 475 Union St (Modifications to Elevations)
Developer Narrative-Statement*

Dear Planning Board Chair,

This narrative shall serve as the developers statement with regards to the modifications of the building located at 475 Union St. New Bedford, Ma

The project received a variance and special permit from the Zoning Board of Appeals case #'s 4150 & 4151 respectively, along with Site Plan & Planning Board approval 26 October 2015 case #38-14.

The developer now wishes to modify the elevations of the East, West, and North elevations as per the plans submitted created by Neshamkin French Architects, Inc (6/23/17), and submitted to the Department of Inspectional Services 26 June 2017 for code compliance the issuance of final building permit.

The modified design was the result of the following design changes:

- Relocation of 3rd Floor exterior egress balcony to utilize the interior stairs case (from East elevation to West elevation)*
- Remove any safety concerns that may exist with an open exterior stair case (North elevation)*
- Provide better light & fenestration, more desirable interior lay-out of the units within the building. (East & West elevations)*

As a result of the modified design change to the East, West and North Elevations relocation of exterior doors and windows result as indicted an the plans submit herewith the application for Planning Board approval of modifications.

The footprint of the building has not change nor the overall design or intent of the proposed building submitted to the Zoning Boards of Appeals.

It is our understanding that a code compliance review of the modified plans has been preformed by The Department of Inspectional Services and that the building is in full compliance and harmony with the Commonwealth of Massachusetts State Building.

Respectfully Submitted

*Edward Redmond
as authorized agent
Preferred Realty Services LLC*