



## OFFICE OF PLANNING

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

January 9<sup>th</sup>, 2015

Ian M. Comerford, Chairman  
Zoning Board of Appeals  
133 William Street  
New Bedford, MA 02740

Re: Case #4166  
Petitioner: J.Moniz Realty, LLC  
C/O Joseph F. Moniz  
100 Adams Street  
New Bedford, MA 02746

Location: 619-621 Summer Street (Plot: 90 Lot: 161)

Dear Mr. Comerford:

Please be advised that I have reviewed the petition, and submit the following for consideration by the Board.

The petitioner is proposing approval to change the use from a commercial use to a two-unit residential use. The property is located in a Mixed Use Business District. The change of use to a residential use requires a variance for dimensional requirements including: lot size, lot frontage, front yard, side yard, rear yard, and green space.

	<b>MUB-Commercial Use</b>	<b>MUB-Residential Use (2 Units)</b>	<b>Plot 90, Lot 161</b>
<b>Lot Size (min.)</b>	0 sq. ft.	10,000 sq. ft.	~ 4242 sq. ft.
<b>Lot Frontage</b>	0 ft.	100 ft.	~ 46.15
<b>Front Yard</b>	0 ft.	20 ft.	~ 0 ft
<b>Side Yard</b>	10 any side adjacent to residential	10 on one side, 12 on the other	~ 2ft., 2 ft.
<b>Rear Yard</b>	10 ft.	30 ft.	~46ft
<b>Green Space</b>	0%	35%	~0%

The proposed use is an allowed use in the zoning district. The neighborhood consists of predominantly multi-family dwellings; therefore the proposed use would seem to fit the character of the neighborhood. The petitioner states he proposes to renovate the interior only. The Board should inquire if the petitioner plans to make any additions to the exterior of the structure. Given that the structure already exists on the property, I recommend that the Board take into account the applicant's presentation and the input of any abutters present or submitted into the record, in determining whether to grant this variance.

Sincerely,



Jill Maclean  
City Planner

Cc: Danny Romanowicz, Building Commissioner  
Henry G. Bousquet, Ward 3 City Councilor