



OFFICE OF PLANNING

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

January 9th, 2015

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

Re: Case #4167 – Special Permit
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 requires a Special Permit for joint off-street parking facilities by buildings on contiguous lots. If granted the parking facilities shall be used only by the occupants of the buildings they are intended to serve and by persons visiting or doing business with said occupants, under Zoning Ordinance. As shown on the site plan provided, the petitioner owns the property (Plot 90 Lot 161) and the contiguous property (Plot 90 Lot 160) with an existing paved driveway area and ten (10) unit garage.

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 driveway and garage are pre-existing on the contiguous property. It would seem to serve the needs of the community by allowing for off-street parking in a dense residential area. The Board should inquire about the current use of the garage units and the number to be allocated to this new property for the residents parking use.

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 Special Permit.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jill Maclean".

Jill Maclean
City Planner

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