



OFFICE OF PLANNING

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

June 19th, 2015

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

Re: Case #4187

Petitioner: Pebbles Stevens
42 J Drive
Westport, MA 02790

The Armenia M. Pereira Living Trust, U/A
c/o Carlos & Armenia Pereira
29430 South Chrisman Road
Tracy, CA 95304

Location: 67-69 Brigham Street (Map: 39 Lot:255)

Dear Mr. Comerford:

Please be advised that I have reviewed the petition, and submit the following for consideration by the Board. The petitioners are proposing to operate an addiction treatment business, which requires a Special Permit from the Zoning Board of Appeals. The petition is to change the existing nonconforming use at the property located at 67-69 Brigham Street. The project is located in a Residential-B Zoned District in an existing nonconforming building with commercial space on the first floor and residential above.

The Board must determine if such change is *less detrimental* than the existing nonconforming use to the abutting area. The previous use of this building was a physician's office with no more than three employees allowed, and an apartment located above. In determining whether this use is less detrimental, the Board should consider the following:

- Total number of employees;
- Hours of operation;
- Number of patients being cared for;
- Amount and flow of traffic;
- Required off-street parking versus the amount of off-street parking the applicant is providing.

The Board should take into consideration the presentation of the petitioner and any abutters in determining if the petition meets the criteria to grant a Special Permit, and proves that this use is less detrimental to the abutting area.

Sincerely,


Jill Maclean
City Planner

Cc: Danny Romanowicz, Building Commissioner

Kerry Winterson, Ward 5 City Councilor