



**OFFICE OF PLANNING**

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

June 19<sup>th</sup>, 2015

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

Re: Case #4188

Petitioner: Rockdale West, LLC  
One Lakeshore Drive  
Bridgewater, MA 02740

Attorney Christopher Saunders  
700 Pleasant Street  
New Bedford, MA 02740

Location: 120-122 Oakdale Street (Map: 74, Lot: 68 & 95)

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 to demolish a fire damaged building and rebuild a two-family dwelling on the parcels listed above (Map 74 Lot 68 & 95). This project is located in a Residential A and Residential B Zoned Districts. The fire damaged structure was classified as a four-five five family building spanning multiple lots. The petitioner requires a Variance for minimum lot size, frontage, and rear yards on these two parcels.

The chart on the right shows the proposed versus what is required under Zoning Ordinance. While, the proposed structure has approximately the same set back distance from the rear abutter as before, more of the building is located near the rear abutters. Considering the surrounding neighborhood, this proposal would fit the character of the neighborhood.

	Proposed	Required
Lot Size	~7,344	10,000
Rear Yards	13.78'	30'
Frontage	79.69'	100'

The Board should identify the circumstances relating to the land or structure as well as the hardship faced by the petitioners in this case. The Board should also take into consideration any input from abutters and any impacts to the public good in the neighborhood before determining whether or not to grant this variance.

Sincerely,

Jill Maclean  
City Planner

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