



## 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 #4189

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: 67)

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 parcel listed above (Map 74 Lot 67). This project is located in a Residential B Zoned District. The fire damaged structure was classified as a four-five family building spanning multiple lots. The petitioner requires a Variance for minimum lot size, side yard setbacks, and frontage on this parcel.

The chart on the right shows the proposed versus what is required under Zoning Ordinance. The Board should note the abutting side parcels to 74-67 are also owned by the applicant. Considering the surrounding neighborhood, this proposal would fit the character of the neighborhood. Additionally, this proposal removes parking from the rear and places the parking in front of the lot, which would be an improvement in the rear yard.

	Proposed	Required
<b>Lot Size</b>	7,567 sq ft	10,000 sq ft
<b>Side Yards</b>	4.25'/4.25'	10'/12'
<b>Frontage</b>	64.5'	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