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STAFF COMMENTS

ZONING BOARD OF APPEALS MEETING

April 1, 2016

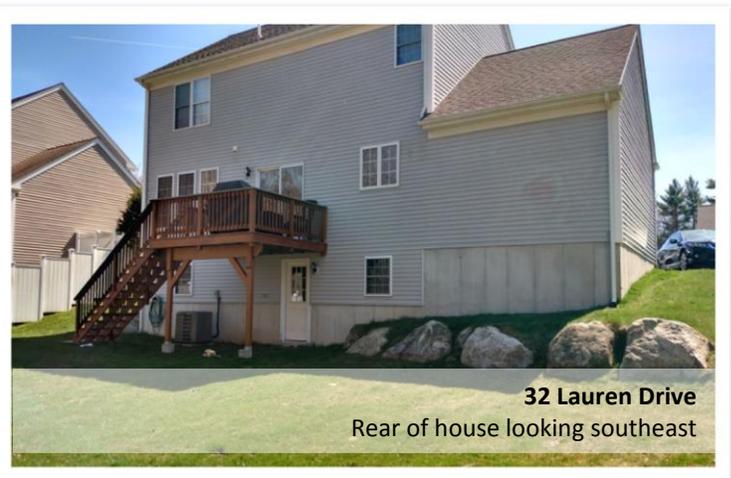
Case # 4225: **VARIANCE**
32 Lauren Drive
Map: 132-J, Lot: 30

Owner/Applicant: Vincent R. Coccoli, Jr. &
Veronika Solomos
32 Lauren Drive
New Bedford, MA

02745

Overview of Request: The petitioner has submitted an application for a **Variance** relative to the subject property located within a Residential B [RB] zoning district. The petitioner proposes to finish the basement with a family room, half bathroom, and utility/storage area. The proposal requires relief from the zoning code to permit three (3) stories, where two and a half (2 ½) stories are allowed under the zoning ordinance.

As with all variances, the board must find that there are circumstances relating to the soil conditions, shape or topography which especially affect the land in question, but which do not affect generally the zoning district in which the land or structure in question is located. The ZBA must find that if the city were to literally enforce the zoning ordinance, due to these circumstances unique to this land or structure, it would mean substantial hardship to the petitioner. Additionally, the ZBA must find that the granting of the variance would not take away from the purpose of the zoning ordinance nor would it cause substantial detriment to the public good.



Existing Conditions: The 8,205 sq. ft. subject lot located in the far north end subdivision off Phillips Road has 75' frontage on Lauren Drive and is 108' in depth. The property has an existing single family house with an

attached one car garage and driveway. The house has three bedrooms and 2 ½ bathrooms. The property, itself, slopes down northerly towards the rear where the property abuts an area appearing to be wetlands. The house is built into the slope; the lowest level of the house (basement) is at grade with the rear portion of the lot. There is a walk-out door and two windows in the rear of the unfinished basement.

Proposal: The petitioner proposes to finish the basement with a family room, half bathroom, and utility/storage area. In regards to the criteria necessary to grant a variance, the petitioner states due to the shape of the subject lot any addition to the structure to accommodate the same desired rooms isn't feasible. The petitioners indicate they are creating more space because the family is growing rapidly and they can't build anywhere else on their lot. The applicants intend to provide a game room and space for their daughter to play. The house will retain the external appearance and remain a single family home.

For Board Member Consideration: The topography of the lot and the existence of the abutting wetland does pose physical, unique challenges for any further expansion of the structure on this lot. The height of the house is consistent with other houses in its immediate vicinity with respect to the street view; the house does appear significantly taller from the rear yard where the presence of the full three stories becomes apparent although there are no existing residences behind the house who would see this (area is currently dense woodland/wetland). The difference in height from the front yard to rear yard allows for the design of the house to have a walk out door from the basement, which is a safety benefit if the petition is granted by the Board.



32 Lauren Drive Map: 132-J, Lot: 30

NOTE: Property line is approximate; for discussion purposes, only.

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Google earth

41°42'32.35" N 70°56'44.47" W elev 91 ft eye alt 797 ft