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STAFF COMMENTS

ZONING BOARD OF APPEALS MEETING

July 15, 2016

Case # 4234: **SPECIAL PERMIT**
361 Arnold Street
Map: 44, Lot: 292

Owner/ Applicant: Bouley Property Management LLC
c/o Thomas Swift
374 Smith Neck Road
South Dartmouth, MA 02748



Overview of Request: The petitioner has submitted an application for a **Special Permit** relative to the subject property located within a **Residential B [RB]** zoning district. The petitioner proposes to install an 18'x35' driveway in the rear of the property listed above. The location of the driveway as proposed off of Armour Street does not constitute frontage of the lot, and therefore requires a Special Permit.

As with all Special Permits, the ZBA must determine that the benefit to the City and the neighborhood outweighs the adverse effects of the proposed use. To this end the board shall consider each of the following in its determination:

- a.) social, economic, or community needs which are served by the proposal;
- b.) traffic flow and safety, including parking and loading;
- c.) adequacy of utilities and other public services;
- d.) neighborhood character and social structures;
- e.) impacts on the natural environment; and potential fiscal impact, including impact on city services, tax base, and employment.

Existing Conditions: The 3,495+ sq. ft. corner lot located a few blocks east of Buttonwood Park has 42.33' frontage on Arnold Street and 82.56' on the adjacent Armour Street. A 31'x45' two-family house with 8'x25' double porch is on the property set back approximately 5' from the front property line. The immediate neighborhood is comprised of a mix of single and two-family houses with driveways. Arnold Street is one-way heading west from County Street downtown to Rockdale Avenue near Buttonwood Park. Armour Street has two-way traffic the length of two blocks.

Proposal: The petitioner proposes to install a driveway (18'x35') in the rear (northern) portion of the lot that comes off of Armour Street. The driveway as proposed will be setback 4' from the north side abutter's property line.

The petitioner's application states "the proposed driveway and curb cut will not affect any social or community needs. Economically, it will make the property more desirable because of its off-street parking which will raise the value of the property. With the addition of the driveway and curb cut, it eliminates 1 or 2 vehicles using street parking. This will be beneficial during snow emergencies when parking is limited due to plowing done by the city. There will be no utilities or public services used for proposed driveway and curb cut." And, "off street parking for the existing structures may increase the property value and therefore increase the property tax base." The application notes, "The neighborhood is located within a residential district of the city. The majority of the structures in the area are two-family dwellings. Some of which have driveways similar to what is being proposed. The proposed work requires the conversion of a small grassed area to an impervious surface."

For Board Member Consideration: The rear yard is the only substantial area on the existing lot that could effectively accommodate any off-street parking to serve this property. There is minimal front yard and side yard available on the lot due to the position of the house and front porch, which limits the ability to have a driveway located on the legal frontage.

The proposed driveway would reduce the green space of the lot, yet the parking requirement for a two-family residential dwelling is two parking spaces per unit—a total of four parking spaces.



361 Arnold Street Map: 44, Lot: 292

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

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41°37'51.61" N 70°56'36.68" W elev 95 ft eye alt 1048 ft