

PARTRIDGE SNOW & SHAHN LLP

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January 5, 2023

OFFICE OF THE CITY CLERK
CITY OF BEDFORD, MA
2023 JAN -5 AM 11:30
CITY CLERK

City of New Bedford City Council
City Council President Linda Morad
133 William Street
New Bedford, MA 02740

Re: Proposed Zoning District Amendment - 229-241 Coffin Avenue, New Bedford

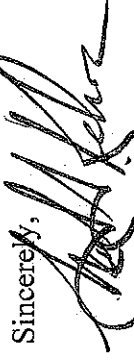
Dear City Council and City Council President Morad:

Enclosed is the request of Parallel Products Solar Energy LLC to change the zoning district line relative to 229-241 Coffin Avenue (City Assessors Map 104, Lot 43). Attached to the request is a Re-Zoning Plan prepared by Farland Corporation. It shows that the existing structures (the old Sunbeam Bakery Building) is bisected by two (2) different zoning districts, Industrial "A" and Mixed Use Business. The prior use was in conformity with current Industrial "A". Indeed, a majority of the building is so zoned.

However, having two (2) distinct zoning districts within the same building makes future uses and development extremely difficult and unlikely. Having a single district for this pre-existing structure is logical and consistent with traditional zoning practice.

This is an unusual situation and the requested zoning line change will benefit the City by allowing development and economic use of a long neglected site, while bringing the affected parcel into traditional conformity with common sense zoning practice. There is no detriment to nor derogation of the purposes of the City's zoning bylaws.

Respectfully, your approval of this change is requested.

Sincerely,


Michael A. Kehoe

MAK:mjc

44014891/30743-33

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BOSTON PROVIDENCE SOUTHCOAST

TO: City of New Bedford City Council
Linda Morad, Council President

DATE: January 5, 2023


Proposed Zoning District Amendment

In order to promote the general welfare of the City of New Bedford, to encourage the consistent and appropriate use of the existing structures and facilities on Coffin Avenue, New Bedford, and to eliminate the patently unfair and inappropriate bifurcation of existing buildings and structures by different zoning districts,

IT IS HEREBY PROPOSED THAT:



- I. The zoning district line bisecting the buildings and structures located at 229-241 Coffin Avenue, City Assessors Map 104, Lot 43 be altered by moving the Industrial "A" Zone eastward to the eastern lot line of Map 104, Lot 43.
- II. That to insure continuity, practicality and fairness, the entire structure on Map 104, Lot 43 as a result of the lot line alteration will be within a single zoning district, the Industrial "A" Zoning District.
- III. Attached is a re-zoning plan showing the existing bi-zoned structure.

Respectfully submitted,



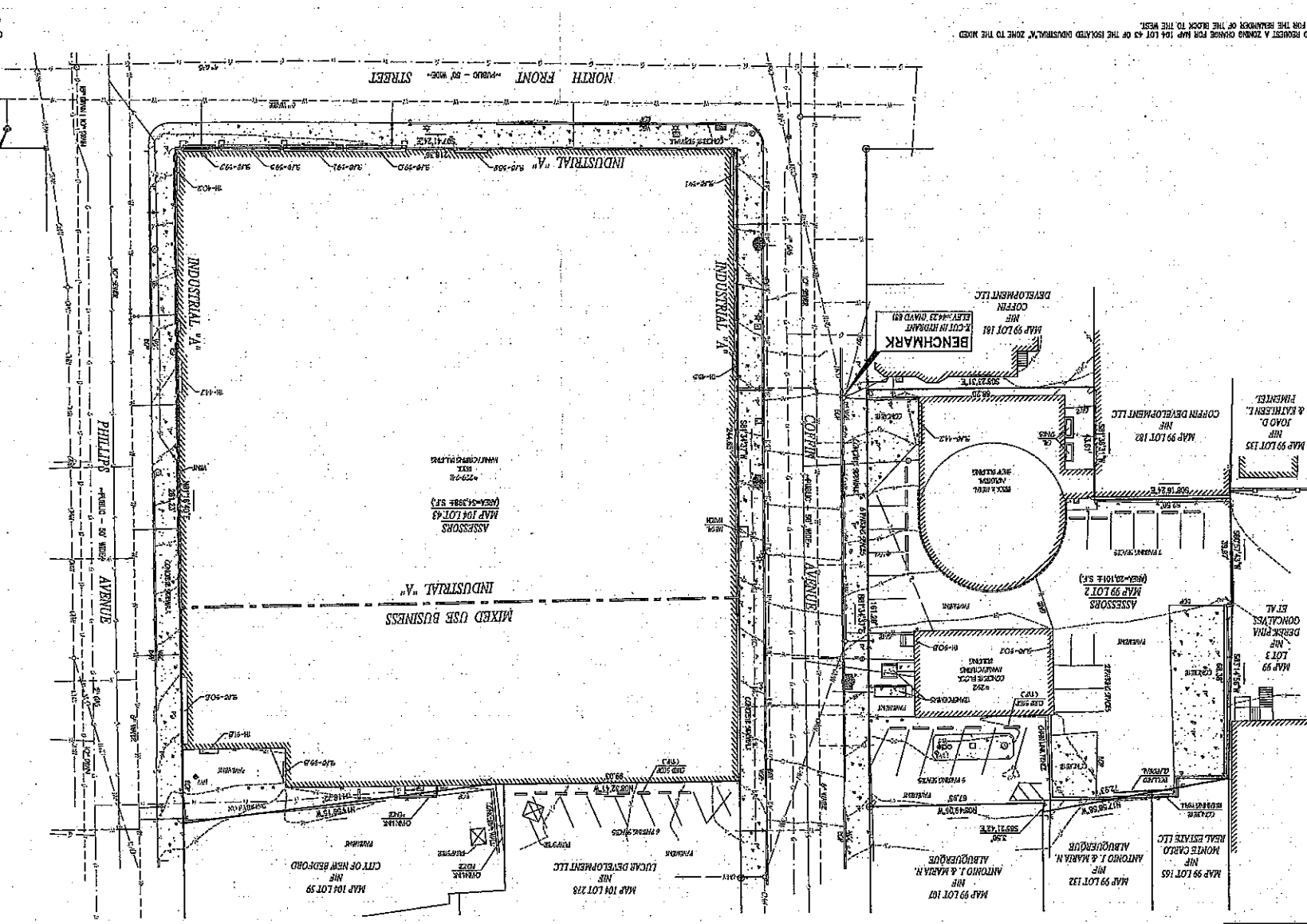
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 CHECKED BY: -
 RE-ZONING PLAN
 229-241 COFFIN AVENUE
 ASSESSORS MAP 104 LOT 43
 NEW BEDFORD, MASSACHUSETTS
 PREPARED BY: PAVEL PRODINSKY, SAKA ENGINEER, LLC
 FOR: 401 INDUSTRIAL DRIVE, SUITE 100
 LOUISVILLE, KY 40208
 DECEMBER 13, 2022
 SCALE: 1"=20'
 JOB NO. 22-190
 LATEST REVISION:

SUBJECT: ZONING PLAN



NOTES: THE PURPOSE OF THIS PLAN IS TO REQUEST A ZONING CHANGE FOR MAP 104 LOT 43 OF THE ISOLATED INDUSTRIAL "A" ZONE TO THE MIXED USE BUSINESS ZONE THAT BEST FITS FOR THE CHARACTER OF THE BLOCK TO THE WEST.

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