



City of New Bedford
ZBA VARIANCE APPLICATION

CASE # *4218*

1. SUBMITTAL CHECKLIST

The following documentation must be submitted, in duplicate (1 Original and 11 Copies):

Have you included...			Planning staff review finds...	
Yes	No		Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Completed and Signed Application</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An <u>Existing Conditions Site Plan</u> , drawn to a scale not less than 1 inch: 40 feet, identifying positioning of existing structures must be provided. Your site plan must show footprint and dimensions of rear, front and side distances between structure(s) and boundary lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Proposed Site Plan</u> showing all proposed alterations or additions with side, front and rear set property lines identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>N/A</i>	<u>Sub-Division Plans</u> if Applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Certified Abutter's List</u> prepared by planning staff and certified by the Assessor's Office. <i>attached</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Plot Plan</u> as provided through Department of Inspectional Services or through the Assessor's Office (in person or online through parcel lookup).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Filing Fee</u> in check form made payable to the City of New Bedford.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of <u>Building Permit Rejection Packet</u> (<i>Containing Rejected Building Permit and all information submitted with Building Permit Application</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Owner's Verification</u> including owner's signature and parcel deed for all involved parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Official Use Only:

Review of submittal compliance performed by *[Signature]* of the city's Division of Planning.
 Staff review found the application packet to be complete incomplete on this date: _____

This is page 1 of your ZBA Application BUT YOU DO NOT NEED 11 COPIES OF IT; just the original is enough.
 Please remove the instruction pages when submitting your completed application packet but keep this as your first page.

2. VARIANCE SPECIFICS

CITY CLERKS OFFICE
NEW BEDFORD, MA

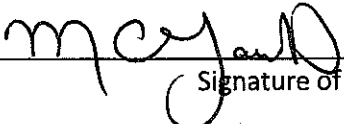
The undersigned petitions the New Bedford Zoning Board of Appeals [ZBA] to grant a VARIANCE in the manner and for the reasons set forth here under the provisions of the city's zoning ordinance to the following described premises:

APPLICATION SUMMARY (PLEASE PRINT)

CITY CLERK

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	4	LOT(S)#	59
REGISTRY OF DEEDS BOOK:	8029	PAGE #	246
PROPERTY ADDRESS: 101 Seymour Street, New Bedford			
ZONING DISTRICT: RA			
OWNER INFORMATION			
NAME: Maria C. Goulart			
MAILING ADDRESS: 101 Seymour St, New Bedford, MA 02744			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Same			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/>
MAILING ADDRESS (IF DIFFERENT): Same			
TELEPHONE #	508. 951. 2102		
EMAIL ADDRESS:	connie e fisher@rocha.com		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give planning division staff and ZBA members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.



 12/16/15
 Signature of Applicant/s
 Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the variance must be recorded and acted upon within one year.

 Signature of Owner/s
 Date

Complete each item that is relevant to your variance request:

	Existing	Allowed/ Required	Proposed
Lot Area (sq ft)			
Lot Width (ft)			
Number of Dwelling Units			
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)			
Front Setback (ft)			
Side Setback (ft)			
Side Setback (ft)			
Rear Setback (ft)			
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)			
Off-Street Parking Spaces	13-14' driveway	18' max	22' wide
Loading Bays			
Number of Ground Signs			
Height of Ground Sign			
Proximity of Ground Sign to Property Line			
Area of Wall Sign (sq ft)			
Number of Wall Signs			

driveway width

3. PARCEL LEGAL DOCUMENTATION ^{Deed} Bk 8029 Pg 246

Title Reference to Property 101 Seymour St, New Bedford, MA
 (Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

Is the applicant also the owner? Yes No

If no, please attach the following three items to your application and indicate they are attached:

A notarized authorization letter on letterhead from the owner to tenant/buyer for application of this permit.

If the Applicant is Not the Owner, Provide:

A copy of the Purchase & Sale Agreement or lease, where applicable.

A copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

4. REQUIRED FINDINGS FOR GRANTING A VARIANCE

- A. I would like to preserve the integrity of the topography. Currently, the area to the immediate right of the existing driveway consists of grass. Over time, with repeated parking on the grass area, the grass and soil will erode and be destroyed. With constant use of this area, damage will be caused by wear and tear creating ruts, mud and an uneven and unsafe surface.
- B. I need to provide a safe and steady area for my elderly mother to park her vehicle. With the current 18' width restriction, it would not allow for a vehicle to enter through the garage and thus creates a parking issue for my family. Currently, my aging and graceful Mom, is parking to the immediate right of the asphalted area (which is currently grass) and it causes me great concern for her safety in entering and exiting her vehicle. By widening the driveway to 22', it would allow Mom to park on a sturdy leveled and hard surface where she would be assured a secure footing. We have tried parking in tandem and found that this was not a good option. In maintaining the quality of life at my household, the shifting of cars in the morning was stressful for everyone. My desire is to provide a safe, and, yet clean and neat area where I can assure my mother the best of care in her aging years.
- C. In granting relief, it would not take away from the purpose of the city's zoning ordinance, as I will remain a 4' buffer of green space from the property line. I will also continue to provide a beautifully landscaped area to continue a desirable curb appeal and maintain and increase the property value.
- D. I feel that by granting this request for zoning relief, it will not hurt my neighbors and neighborhood. I will respect the 4' buffer of green space as to not affect my neighbor's property, yet, maintain a neat and clean area on my property. I also feel that with the passion and love I have for gardening, I can continue to provide a beautiful area along the newly proposed driveway that will be pleasing to the neighborhood.



City of New Bedford

REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	4
LOT(S)#	59
ADDRESS:	101 Seymour Street
OWNER INFORMATION	
NAME:	Maria C. Goulart
MAILING ADDRESS:	101 Seymour St, New Bedford
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	
MAILING ADDRESS (IF DIFFERENT):	
TELEPHONE #	508 951 2102
EMAIL ADDRESS:	connie@fisherrocha.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (<i>Please explain</i>):

PLANNING
DEC 16 2015
DEPARTMENT

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

This sheet is NOT part of your ZBA application but you will need to submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado

Printed Name

Carlos Amado 12/17/2015

Signature

Date

December 16, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 101 Seymour Street (4-59). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
4-29	30 BROCK AVE	STELLATO JOHN M JR, LORENCO PETER K 30 BROCK AVE NEW BEDFORD, MA 02744
4-61	102 SEYMOUR ST	PIMENTEL NANCY J "TRUSTEE", PIMENTEL FAMILY TRUST 102 SEYMOUR ST NEW BEDFORD, MA 02744
4-89	96 SEYMOUR ST	FORGUE NANCY J, 96 SEYMOUR STREET NEW BEDFORD, MA 02744
4-71	46 BROCK AVE	CARDOZA ROBERT M, CARDOZA BERNADINE 46 BROCK AVE NEW BEDFORD, MA 02744
4-59	101 SEYMOUR ST	GOULART MARIA C, 101 SEYMOUR ST NEW BEDFORD, MA 02744
4-126	93 SEYMOUR ST	LOURENCO JOHN F, LOURENCO MARIA 93 SEYMOUR STREET NEW BEDFORD, MA 02744
4-125	83 SEYMOUR ST	MEDEIROS LORRAINE M, 83 SEYMOUR ST NEW BEDFORD, MA 02744
4-70	58 BROCK AVE	CUSTODIO PEDRO M, CALHETA NANCY A 58 BROCK AVE NEW BEDFORD, MA 02744
4-85	118 HUDSON ST	HARRELL RAQUEL, 118 HUDSON ST NEW BEDFORD, MA 02744
4-86	110 HUDSON ST	ESTRELLA TREVOR J, ESTRELLA SANDRA I 110 HUDSON STREET NEW BEDFORD, MA 02744
4-99	102 HUDSON ST	BELLI JUDITH, 102 HUDSON STREET NEW BEDFORD, MA 02744



Legend

 4-59



5-223 5-226 5-228
 5-224 5-222

BASS ST

BROCK AVE

5-235
 5-233
 5-231
 5-229
 5-236
 5-234
 5-232
 5-230

6-3

6-81

PORTLAND ST

FOREST ST

BREAM ST

5-2
 5-240
 5-239
 5-238
 5-237
 5-5
 5-171
 5-173
 5-175
 5-33
 5-29
 5-25
 5-177
 5-179
 5-181
 5-53
 5-51
 5-49
 5-185
 5-186
 5-187
 5-188
 5-189
 5-70
 5-184

PORTLAND ST

4-83
 4-56
 4-58
 4-67
 4-68
 4-81
 4-82
 4-80
 4-79
 4-69

4-115
 4-55
 4-97
 4-106
 4-108
 4-105
 4-107
 4-116
 4-117
 4-109
 4-110

HUDSON ST

4-87
 4-92
 4-86
 4-85
 4-70
 4-88
 4-103
 4-124
 4-125
 4-126
 4-59
 4-71

HUDSON ST

SEYMOUR ST

BROCK AVE

SEYMOUR ST

5-7
 5-250
 5-242
 5-94
 5-93
 5-91
 5-118
 5-119
 5-117
 5-116
 5-113
 5-121
 5-122
 5-6
 5-145
 5-137
 5-243
 5-168
 5-165
 5-124

SEYMOUR ST

ISINICA ST

BAYVIEW ST

RODNEY FRENCH BLV

4-84
 4-91
 4-90
 4-89
 4-81
 4-29
 4-76
 4-75
 4-74
 4-73
 4-72
 4-51

4-95
 4-94
 4-93
 4-77
 4-53
 4-51

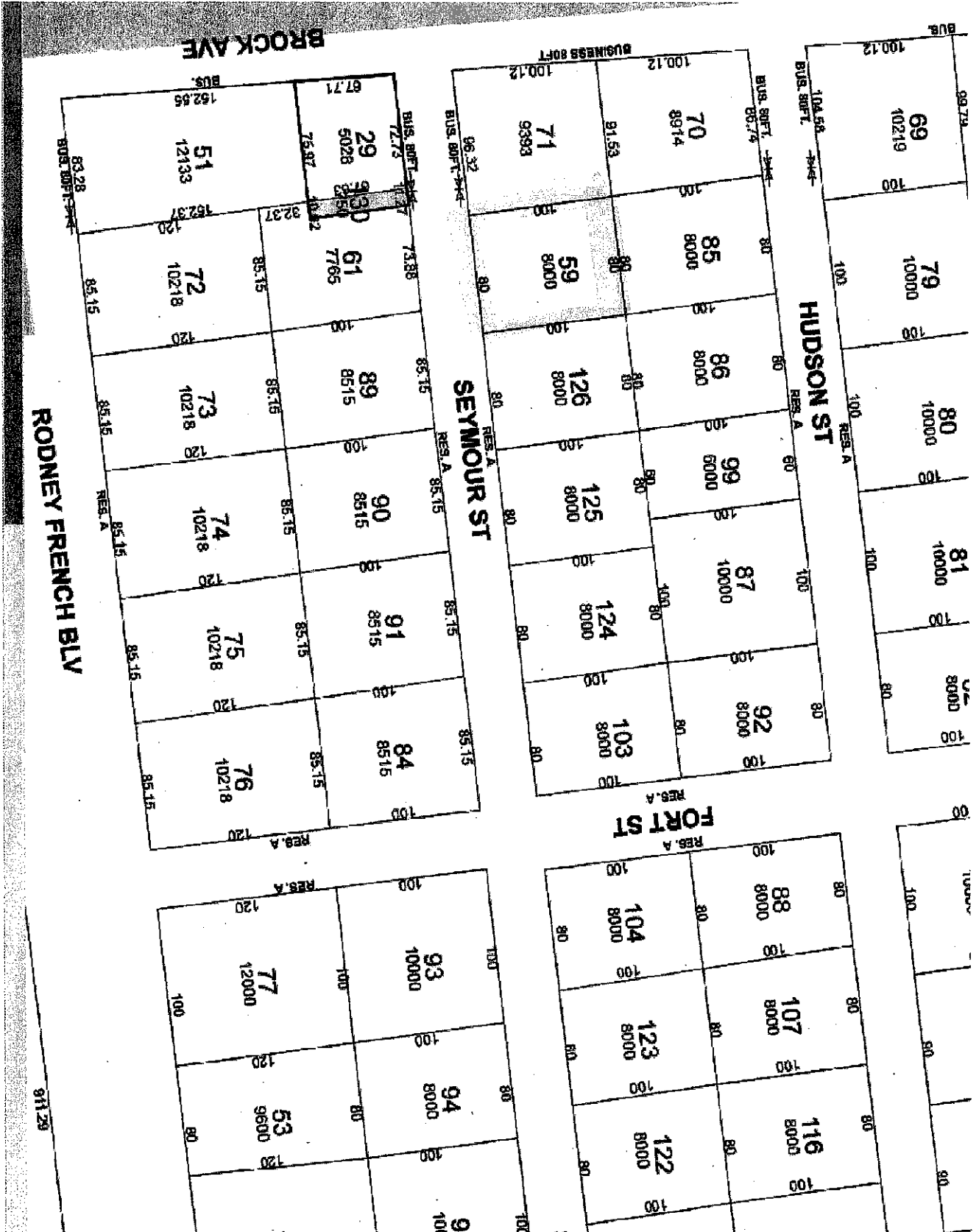
3-5

3-1

4-3

3-2

2-1



91129

Quitclaim Deed

BK 8029 PG 246
03/03/06 03:23 DOC. 6645
Bristol Co. S.D.

I, **TIMOTHY E. PARKER**

of New Bedford, Bristol County, Massachusetts

for consideration of \$225,000.00 paid

grant to **MARIA C. GOULART, Individually**

who resides at 369 North Street, New Bedford, MA 02740

with quitclaim covenants,

the land, with any buildings thereon situated in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a point in the north line of Seymour Street, ninety-six and 32/100 (96.32) feet of the east line of Brock Avenue;

thence **EASTERLY** in the north line of Seymour Street, eighty (80) feet to Lot no. 18 on plan hereinafter mentioned;

thence **NORTHERLY** by Lot 18, one hundred (100) feet to Lot No. 14 on said plan;

thence **WESTERLY** by Lot No. 14, eighty (80) feet to Lot No. 4, on said plan; and

thence **SOUTHERLY** by Lot No. 4, one hundred (100) feet to the said north line of Seymour Street and the point of beginning.

CONTAINING 8,000 square feet, more or less.

BEING Lot No. 15 on plan of land of Daniel E. Bauer, dated May 20, 1955 and filed with the Bristol County S. D. Registry of Deeds in Plan Book 50, Page 38.

FOR TITLE, see Deed from Jon A. Medeiros and Robert A. Medeiros dated March 21, 2003 and recorded in the Bristol County S. D. Registry of Deeds in Book 6099, Page 132.

SUBJECT to all encumbrances of record, including easements, restrictions, and rights of way, if any, insofar as the same may be in force and applicable.

SUBJECT to the 2006 fiscal year real estate taxes which the grantee(s) assume(s) and agree(s) to pay.

Property Address: 101 Seymour Street,
New Bedford, MA 02740

REG OF DEEDS
REG #07
BRISTOL S
03/03/06 3:22PM 01
00000 6657
FEE \$1026.00
CASH \$1026.00

SCHEDULE "A"

The land with any buildings thereon situated in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a point in the north line of Seymour Street, ninety-six and 32/100 (96.32) feet of the east line of Brock Avenue;

thence EASTERLY in the north line of Seymour Street, eighty (80) feet to Lot no. 18 on plan hereinafter mentioned;

thence NORTHERLY by Lot 18, one hundred (100) feet to Lot No. 14 on said plan;

thence WESTERLY by Lot No. 14, eighty (80) feet to Lot No. 4, on said plan; and

thence SOUTHERLY by Lot No. 4, one hundred (100) feet to the said north line of Seymour Street and the point of beginning.

CONTAINING 8,000 square feet, more or less.

BEING Lot No. 15 on plan of land of Daniel E. Bauer, dated May 20, 1955 and filed with the Bristol County S. D. Registry of Deeds in Plan Book 50, Page 38.

FOR TITLE, see Deed from Timothy E. Parker of even date to be recorded herewith.