



ZONING BOARD OF APPEALS

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

Appeal Nr. 4209

Petition for a VARIANCE

Date: _____

The undersigned petitions the Board of Appeals to grant a Variance in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

1. Application Information

Street Address: 15 JUNIOR ST

Assessor's Map(s): 44 Lot(s) 357

Registry of Deeds Book: 9741 Page: 59

Zoning District: RA

Applicant's Name (printed): KEVIN BEAUREGARD

Mailing Address: 15 JUNIOR ST. NEW BEDFORD MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508-992-0691 KBEAUI@AOL.COM
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

- plans

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 Zoning Board 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.

9/22/2015
Date

Kevin Beauregard
Signature of Applicant

CITY CLERKS OFFICE
NEW BEDFORD, MA

2. Dimensions of Lot(s) 50' x 52' Area 2600
 Frontage Depth Sq. Ft.

3. Number of buildings on lot 1 bldg + 1 shed - 10' x 10'

4. Size of existing buildings 1008 sq'

5. Size of proposed buildings coop - 7'-6" x 4'-0"

6. Present use of premises coop

7. Proposed use of Premises coop

8. Extent of proposed alterations —

9. Existing number of dwelling units & bedrooms — Proposed —

10. For commercial uses, please complete the following:

	Existing	Proposed
a) Number of customers per day:	_____	_____
b) Number of employees:	_____	_____
c) Hours of operation:	_____	_____
d) Days of operation:	_____	_____
e) Hours of deliveries:	_____	_____
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

11. Planning Board Site Plan Review and Special Permits:
NA The applicant is also requesting Site Plan Review and Special Permit(s) from the Planning Board. If so, specify below:

NA

12. Have plans been submitted to the Department of Inspectional Services? yes

13. Has the Department of Inspectional Services refused to issue a permit? yes

14. Explain what modifications are proposed that would require the requested Variance:

NA

15. State your hardship in accordance with Mass General Laws Chapter 40A Section 10. (Reference the attached "Required Findings For Granting a Variance").

HAVING ONLY ONE CHICKEN WOULD BE A HARDSHIP TO
OUR HOUSEHOLD SINCE THERE ARE THREE PEOPLE IN OUR HOUSEHOLD

WOULD LIKE TO INCREASE AMOUNT OF CHICKEN OF PRESENT
(3) TO (6) MAX COOP WILL HOLD IS (6) CHICKENS

16. Complete for ALL the portions for which you are requesting a Variance:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	2600 ^{sq}		
Lot Width (ft)	50'		
Number of Dwelling Units	1		
Total Gross Floor Area (sq ft)	2016 ^{sq}		
Residential Gross Floor Area (sq ft)	2016 ^{sq}		
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)	coop - 5' Height.		
Front Setback (ft)	19'-6" coop.		
Side Setback (ft)			
Side Setback (ft)	14'-0" coop		
Rear Setback (ft)	25' coop		
Lot Coverage by Buildings (% of Lot Area)	1000 ^{sq}		
Permeable Open Space (% of Lot Area)	1500 ^{sq}		
Green Space (% of Lot Area)	1500 ^{sq}		
Off-Street Parking Spaces	Driveway		
Loading Bays	NA		
Number of Ground Signs	NA		
Height of Ground Sign			
Proximity of Ground Sign to Property Line	NA		
Area of Wall Sign (sq ft)	NA		
Number of Wall Signs	NA		

17. Verification of Ownership. By signing this application the petitioner is stating that they have read and understand this application and the accompanying instructions and information. If petition is granted, the approvals are specific to the plans submitted, unless the Board states otherwise. Also, if granted, that the Variance must be recorded and acted upon within one year.

This section is to be completed & signed by the property owner(s):

I hereby authorize the following Applicant: _____

at the following address: _____

to apply for: _____

on premises located at: _____

in current ownership since: _____

whose address is: _____

for which the record title stands in the name of: _____

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL ~~BRISTOL~~ Book: 9741 Page: 59

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

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 Zoning Board 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.

CITY CLERK
2015 SEP 22 A 11:39
CITY OF BEDFORD OFFICE
NEW BEDFORD, MA

9/22/2015
Date

Kevin P. Beaumont
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

APPENDIX

- (1) Owner's/Landlord's Name ERNEST BEAUREGARD / KEVIN BEAUREGARD
- (2) Title Reference to Property BRISTOL - 9741-59

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

- (3) If the Applicant is Not the Owner, Provide:
1. Notarized authorization letter from owner to tenant or buyer for application for this permit, on letterhead.
 2. Copy of Purchase & Sale Agreement or lease, where applicable.
 3. 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.

REQUEST FOR CERTIFIED LIST OF ABUTTERS

Attach the Certified List of Abutters to this Certification Letter and Submit all.

The applicant shall complete the request form below, and submit to Planning Department, City Hall, 133 William Street, Room 303, so that a list may be created for use by the applicant.

I, Carlos Afonso, Administrative Assistant to the Board of Assessors of the City of New Bedford, 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.

Date: 8/27/2015

SUBJECT PROPERTY:

MAP 44 LOT 375

LOCATION 15 Junior Street

OWNER'S NAME Ernest Beauregard

MAILING ADDRESS _____

CONTACT PERSON Kevin Beauregard

TELEPHONE NUMBER 508-992-0691

EMAIL ADDRESS _____

REASON FOR REQUEST: _____

ZBA

CITY CLERK

2015 SEP 22 A 11:40

CITY CLERK'S OFFICE
NEW BEDFORD, MA

PLANNING

AUG 26 2015

DEPARTMENT

12

August 26, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 15 Junior Street (44-375). 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
44-363	238 REED ST	OLIVEIRA JASON, OLIVEIRA APRIL D 238 REED STREET NEW BEDFORD, MA 02740
44-386	14 JUNIOR ST	COLEMAN DAVID, COLEMAN EPIPHANY 14 JUNIOR ST NEW BEDFORD, MA 02740
44-377	3 JUNIOR ST	MARTINEZ CRUZ, MARTINEZ IRAIDA 3 JUNIOR ST NEW BEDFORD, MA 02740
44-387	10 JUNIOR ST	COLE PAMELA J, 10 JUNIOR ST NEW BEDFORD, MA 02740
44-366	439 ARNOLD ST	MANDLY JAMES L, MANDLY KATHLEEN 439 ARNOLD ST NEW BEDFORD, MA 02740
44-375	15 JUNIOR ST	BEAUREGARD ERNEST J, BEAUREGARD JOYCE 15 JUNIOR ST NEW BEDFORD, MA 02740
44-362	242 REED ST	FERNANDES CHRISTOPHER, 242 REED STREET NEW BEDFORD, MA 02740
44-374	17 JUNIOR ST	FINNI MARK E, FINNI DONNA L 17 JUNIOR ST NEW BEDFORD, MA 02740
44-376	9 JUNIOR ST	DOSSANTOS EMANUEL, SANTOS GORETTI 9 JUNIOR STREET NEW BEDFORD, MA 02740
44-364	234 REED ST	WARN STEVEN R, WARN ELIZABETH A 234 REED ST NEW BEDFORD, MA 02740
44-385	18 JUNIOR ST	FUERTES BENJAMIN, CORREIA MEAGAN 22 JUNIOR STREET 18 Junior St. NEW BEDFORD, MA 02740
44-373	21 JUNIOR ST	VIEIRA GORDON J, VIEIRA CLARA E 21 JUNIOR ST NEW BEDFORD, MA 02740

44-18	44-19	44-106
44-21	44-100	44-138
44-103	44-22	44-258
44-104	44-257	44-2
44-23	44-25	44-2
44-421	44-2	44-2
44-26	44-116	44-27
44-135	44-136	44-1

BROWNELL ST

44-6	44-7	44-8	44-9	44-10	44-12	44-93	44-14	44-126	44-127	44-16	44-539	44-17	44-132	44-133	44-134
44-11	44-13	44-56	44-514	44-105	44-15	44-128	44-129	44-130	44-131	44-132	44-133	44-134	44-415	44-446	44-427
44-428	44-466	44-521	44-428	44-427	44-415	44-446	44-427	44-415	44-446	44-427	44-415	44-446	44-427	44-415	44-446

50-230

44-519	44-115	44-3	44-4	44-5	44-117	44-118	44-119	44-120	44-121	44-122	44-123	44-124	44-526	44-125
44-400	44-404	44-405	44-406	44-407	44-408	44-409	44-410	44-151	44-223	44-2	44-237	44-2	44-237	44-2
44-487	44-486	44-476	44-487	44-494	44-483	44-485	44-486	44-476	44-487	44-494	44-483	44-485	44-486	44-476

50-250 50-101 50-224 50-228 50-465 50-438

44-378	44-389	44-522	44-379	44-390	44-391	44-392	44-393	44-394	44-395	44-398	44-399
44-381	44-382	44-384	44-385	44-386	44-387	44-388	44-389	44-390	44-391	44-392	44-393
44-381	44-382	44-384	44-385	44-386	44-387	44-388	44-389	44-390	44-391	44-392	44-393

JUNIOR ST

44-367	44-516	44-368	44-369	44-370	44-371	44-372	44-373	44-374	44-375	44-376	44-377	
44-365	44-366	44-367	44-368	44-369	44-370	44-371	44-372	44-373	44-374	44-375	44-376	44-377
44-365	44-366	44-367	44-368	44-369	44-370	44-371	44-372	44-373	44-374	44-375	44-376	44-377

50-427	50-430	50-429
50-428	50-496	50-429

44-331	44-344	44-345	44-346	44-347	44-348	44-349	44-350	44-352	44-354	44-1	
44-329	44-332	44-333	44-334	44-335	44-336	44-337	44-338	44-339	44-340	44-341	44-343
44-329	44-332	44-333	44-334	44-335	44-336	44-337	44-338	44-339	44-340	44-341	44-343

JONATHAN ST

44-307	44-317	44-318	44-319	44-320	44-322	44-323	44-324	44-325	44-326	44-327	44-328
44-306	44-309	44-310	44-311	44-312	44-313	44-314	44-315	44-316	44-328	44-327	44-328
44-306	44-309	44-310	44-311	44-312	44-313	44-314	44-315	44-316	44-328	44-327	44-328

ROCKDALE AVE

50-418	50-423	50-424
50-419	50-491	50-424
50-420	50-420	50-424

UNION ST

44-477	44-479	44-473
44-475	44-474	44-473
44-472	44-475	44-474
44-524	44-261	44-479

ARNOLD ST

44-487	44-486	44-476	44-487	44-494
44-483	44-485	44-486	44-448	44-492
44-481	44-482	44-475	44-468	44-448
44-488	44-488	44-489	44-490	44-490

44-545	44-78	44-446	44-80	44-415	44-427
44-521	44-466	44-428	44-427	44-415	44-427

44-467 44-265 44-44 44-266

WES

15 Junior St

We, Ernest J. Beauregard and Joyce Beauregard of New Bedford, Bristol County, Massachusetts

for consideration paid, and in full consideration of \$1.00 and love and affection

15 Junior St.

grant to ourselves a life estate, to hold for the term of our lives, remainder to Kevin P. Beauregard of New Bedford, Massachusetts, and Michelle N. Ramos of New Bedford, Massachusetts with no rights to mortgage or convey

1086 Chaffee Street with warranty covenants

the land with any buildings thereon in said New Bedford bounded and described as follows:

[Description and encumbrances, if any]

EASTERLY by the westerly line of Junior Street, fifty (50) feet;

SOUTHERLY by Lot #39 on plan of land hereinafter mentioned, fifty-two (52) feet;

WESTERLY by Lots #57 and #58 on said plan, fifty (50) feet; and

NORTHERLY by Lot #41 on said plan, fifty-two (52) feet.

CONTAINING 2,600 square feet, more or less.

BEING Lot #40 on Plan of "Property of Jonathan Bourne Estate", dated July 3, 1911, and April 1, 1913, and filed in Bristol County S.D. Registry of Deeds in Plan Book 11, Page 34.

BEING the same premises conveyed to us by deed of Joseph Jesus and Nancy Ann Jesus dated May 28, 1976 and recorded in said Registry in Book 1719, Page 834.

Witness our hands and seals this 6 day of JUNE, 2010.

Ernest J. Beauregard
Ernest J. Beauregard

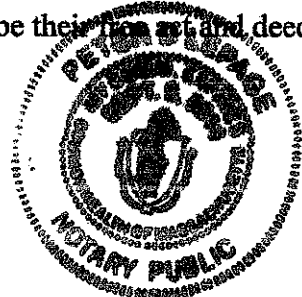
Joyce Beauregard
Joyce Beauregard

THE COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

6-7, 2010

Then personally appeared the above named Ernest J. Beauregard and Joyce Beauregard and acknowledged the foregoing instrument to be their act and deed, before me,



Notary Public - Justice of the Peace
My Commission Expires: 9-5-2014

15 Junior Street, New Bedford, MA