



# 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. 4205

## Petition for a Special Permit

The undersigned petitions the Board of Appeals to grant a Special Permit 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: 244 UNION ST.

Assessor's Map(s): 46 Lot(s) 28

Registry of Deeds Book: 6603 Page: 91

Zoning District: MUB

Applicant's Name (printed): JEFF CARDOZA

Mailing Address: 18 ANTHONY ST. ACUSHNET, MA. 02743  
(Street) (City) (State) (Zip)

Contact Information: 774 451 1204 FYNALTouchhi@Comcast.net  
Telephone Number Email Address

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

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

- Application
- Plot Plan
- Deed
- site plan
- building rejection packet
- letter from owner

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.

AUG 17-15  
Date

Jeffery Cardoza  
Signature of Applicant

2. Dimensions of Lot(s) 57.5 x 55 Frontage 57.5 Depth 55 Area 3162 Sq. Ft.

3. Number of buildings on lot 1

4. Size of existing buildings 57.5 x 55

5. Size of proposed buildings same

6. Present use of premises office

7. Proposed use of Premises residential

8. Extent of proposed alterations Kitchen & renovations/remodel

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

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

X 14. Provisions of the Zoning Ordinance under which a petition for a Special Permit is made  
4500 - General, 4550 - Special Permit,  
4551 - Residential dwelling units on the upper level  
floors of new & pre-existing buildings

15. Explain the need for the Special Permit and what modifications are proposed  
FOR APT. FOR OWNER - ALL EXISTING ROOMS ARE READY

ALL CARPETED - WALL PAPERED - PAINTED. NEED TO  
DO PLUMBING FOR BATHROOM EXISTING - BUT NEED TO ADD  
SMALL KITCHEN FOR APT.

16. 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 Special Permit 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: JEFF CARDOZA  
at the following address: 244 UNION ST.  
to apply for: PERMIT - APT.  
on premises located at: 244 UNION ST.  
in current ownership since: 2003

~~whose address is:~~  
for which the record title stands in the name of: 244 Union St. LLC.  
whose address is: 9 BEACH DRIVE, LITTLE COMPTON R.I. 02837  
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 6603 Page: 91  
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 Department staff and Planning 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.

AUG 15  
Date

Jeff Cardoza  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

## APPENDIX

- (1) Owner's/Landlord's Name Steve BOMSEY
- (2) Title Reference to Property Deed

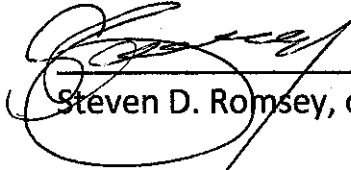
(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

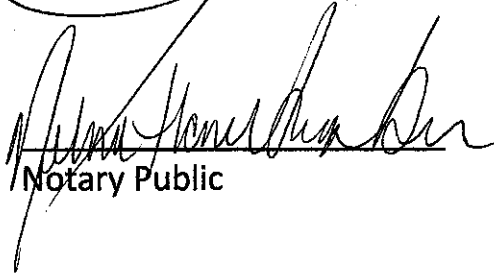
- (3) If the Applicant is Not the Owner, Provide:
1. Notarized authorization letter from owner to tenant or buyer for application for this permit, on letterhead.
  2. Copy of Purchase & Sale Agreement or lease, where applicable.
  3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

**9 Green Street  
Fairhaven, MA 02719**

To whom it may concern:

The letter will confirm that Jeff Cardoza has the authority to act on my behalf in matters concerning the construction of an apartment in the building I own listed as 244 Union St. LLC. The construction is on the second floor of the building and the entrance to the building is at 3 South Sixth St, New Bedford, MA.

  
Steven D. Romsey, owner

  
Notary Public



QUITCLAIM DEED

BK 6603 PG 91  
10/17/03 12:44 DOC. 52470  
Bristol Co. S.D.

High Point/McClain, Corp. a Massachusetts corporation duly established under the laws of the Commonwealth of Massachusetts and having a usual place of business at 3 South Sixth Street, New Bedford, Bristol County, Massachusetts for consideration paid and in full consideration of Six Hundred and Twenty-Five Thousand (\$625,000.00) Dollars grant to 244 Union Street, LLC, a Massachusetts limited liability company having an address of 9 Green Street, Fairhaven, Bristol County, Massachusetts with quitclaim covenants the land in said New Bedford,

Beginning at the northeast corner thereof at the intersection of the south line of Union Street as it was in 1923 with the west line of Sixth Street; thence westerly in said south line of Union Street fifty-five (55) feet to land now or formerly of Dr. Webber; thence southerly in line of last named land seventy-one and one-half (71 1/2) feet to land now or formerly of Alvin T. Waite; thence easterly in line of last named land fifty-five (55) feet to said west line of Sixth Street; and thence northerly in said west line of Sixth Street seventy-one and one-half (71 1/2) feet to the place of beginning.

Subject to the rights of the City of New Bedford acquired by the taking of a strip of land fourteen (14) feet for the widening of Union Street.

Being the same premises conveyed to the grantor by deed of McClain Realty, Inc. dated November 7, 1996 and recorded in Bristol County (S.D.) Registry of Deeds at Book 3765, Page 341.

This transaction does not constitute the sale of substantially all of the assets of the grantor. See Articles of Consolidation wherein High Point Real Property Appraisals, Inc. and McClain Realty Corp formed a new corporation High Point/McClain, Corp. filed in said Registry at Book 3720, Page 304 TNE.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 17th day of October, 2003.

Property Address 244 Union Street  
New Bedford, MA 02740

REG OF DEEDS  
REG #07  
BRISTOL S  
10/17/03 12:45PM  
000000 #7532  
FEE \$2850.00  
CASH \$2850.00

High Point/McClain, Corp.

*[Signature]*  
Gary Freitas, President

John G. Pacheco, Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

October 17, 2003

Then personally appeared the above named Gary Freitas and John G. Pacheco, being President and Treasurer of High Point/McClain, Corp. and acknowledged the foregoing to be their free act and deed and the free act and deed of said corporation before me

*[Signature]*  
Notary Public  
Commission Expires: 6/12/09

R/HIGHPOINT-MCCLAIN/QUITCLAIMDEED

A true copy of instrument as recorded in  
Bristol County (S.D.) Registry of Deeds  
in Book 6603 Page 91  
ATTEST: *[Signature]*  
REGISTER

# 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, Carl Cardoza, 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: 7/2/2015

2015 JUL 17 10 2:01  
CITY CLERK  
CITY OF NEW BEDFORD, MA

SUBJECT PROPERTY:

MAP 46 LOT 28

LOCATION 244 Union St.

OWNER'S NAME McClain Realty, Inc

MAILING ADDRESS \_\_\_\_\_

CONTACT PERSON JEFF CARDOZA

TELEPHONE NUMBER 774-451-1204

EMAIL ADDRESS \_\_\_\_\_

REASON FOR REQUEST: ZBA

PLANNING

JUL 02 2015

DEPARTMENT

July 2, 2015  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 244 Union Street (46-28). 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
46-31	234 UNION ST 240	TRUNDY CHRISTOPHER C, 161 GRINNELL STREET NEW BEDFORD, MA 02740-4774
46-27	250 UNION ST	250 UNION NB LLC, 72 N WATER STREET 3RD FLR NEW BEDFORD, MA 02740 -6264
46-28	244 UNION ST	244 UNION STREET LLC, 9 GREEN STREET FAIRHAVEN, MA 02719 -2719
46-34	<del>505</del> PLEASANT ST	COMMONWEALTH OF MASS, <del>121</del> WILLIAM ST 133 NEW BEDFORD, MA 02740
46-29	5 S SIXTH ST	MARTINS ANTHONY J JR, 56 LEMOS ST NEW BEDFORD, MA 02740 -1920
52-283	4 SIXTH ST	CONNORS JAMES E JR, 61 NAKATA AVE FAIRHAVEN, MA 02719 -2011
46-30	83 SPRING ST	OVERSEERS OF THE NB MONTH, MEETINGS OF FRIENDS 83 SPRING STREET NEW BEDFORD, MA 02740 -5934
52-377	249 UNION ST 253	BASTONI STEVEN H, 251 UNION ST NEW BEDFORD, MA 02740 -5947
46-259	9 SIXTH ST	NATIONAL EQUITY PROPERTIES, INC, 161 GRINNELL STREET NEW BEDFORD, MA 02740 -4774
46-26	256 UNION ST	TABOR BUILDING LLC, 149 BRANDT ISLAND ROAD MATTAPOISETT, MA 02739 -1751
52-278	245 UNION ST	LAW MERCHANT REALTY TRUST, C/O ATTY PAUL HAMEL 7 NO SIXTH ST NEW BEDFORD, MA 02740 -6125



# 4205  
244 Union St

**DEPARTMENT SIGN-OFF SHEET**

**ZONING BOARD OF APPEALS SPECIAL PERMIT REVIEW**

<u>DEPARTMENT</u>	<u>COPIES</u>	<u>SIGNATURE</u>	<u>DATE</u>
BOARD MEMBERS CITY HALL, ROOM 303	5	<u>Connee Brander</u>	<u>8-17-15</u>
CITY PLANNING CITY HALL, ROOM 303	1	<u>Connee Brander</u>	<u>8-17-15</u>
CITY CLERK (Original) CITY HALL, ROOM 118	1	<u>Stephanie Macomber</u>	<u>8/17/15</u>
CITY SOLICITOR CITY HALL, ROOM 203	1	<u>MC Baptista</u>	<u>8/17/15</u>
INSPECTIONAL SERVICES CITY HALL, ROOM 308	1	<u>Jennifer Hines</u>	<u>8/17/15</u>
PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<u>Alan Peixoto</u>	<u>8/17/15</u>
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<u>Sarah Porter</u>	<u>8/17/15</u>
FIRE DEPARTMENT 1204 PURCHASE STREET	1	<u>Carlynn Pedro</u>	<u>8/17/15</u>

only copy