



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. 4204

Petition for a Special Permit

Date: 8-10-15

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: 296 Maryland St. New Bedford Ma. 02745

Assessor's Map(s): 127C Lot(s) 81

Registry of Deeds Book: 9413 Page: 48

Zoning District: MUB

Applicant's Name (printed): Heather Bonto

Mailing Address: 47 Charlotte St. New Bedford Ma. 02745
(Street) (City) (State) (Zip)

Contact Information: 508-725-6525 HBonto525@yahoo.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other owner pending approval

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

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.

8-10-15
Date

Heather Bonto
Signature of Applicant

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 AUG 11 P 1:11
CITY CLERK'S OFFICE
NEW BEDFORD, MA

2. Dimensions of Lot(s) 90' 77' Area 6930
Frontage Depth Sq. Ft.

3. Number of buildings on lot 1

4. Size of existing buildings 2228 S.F.

5. Size of proposed buildings EXISTING TO REMAIN

6. Present use of premises Hair Salon + residence

7. Proposed use of Premises Psycho Therapy, medical office

8. Extent of proposed alterations None

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

10. For commercial uses, please complete the following:	Existing	Proposed
a) Number of customers per day:	_____	<u>5-10</u>
b) Number of employees:	_____	<u>2</u>
c) Hours of operation:	_____	<u>9-9-weekdays</u> <u>8-2-weekends</u>
d) Days of operation:	_____	<u>7</u>
e) Hours of deliveries:	_____	<u>N/A</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other:	_____	<u>N/A</u>

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:

Special Permit for reduction in parking

12. Have plans been submitted to the Department of Inspectional Services? N/A

13. Has the Department of Inspectional Services refused to issue a permit? N/A

14. Provisions of the Zoning Ordinance under which a petition for a Special Permit is made

~~Reduction in parking~~ Special Permit for Psycho therapy ~~is~~ considered a medical office, center, or clinic under zoning code.

15. Explain the need for the Special Permit and what modifications are proposed

Do not need too spaces that the codes call for, asking a reduction in ~~parking~~. See project Narrative.

Project Narrative

The subject property is located at 904 Ashley Blvd and is shown on assessor Map 127C 81. The parcel is in the Mixed Use Business District (MUB) zone and is improved with a single story "ranch style" building. The property is currently used as both a hair salon and residential dwelling. The parcel contains 7,200 sf of area with frontage on both Ashley Blvd and Maryland St. The gross floor area (GFA) of the subject structure is 2200 sf.

The Applicant wishes to relocate her outpatient therapy practice to this location occupying both the residential and commercial spaces. The proposed business is classified as a Medical Office and will require a Special Permit from the Zoning Board of Appeals to operate in an MUB. The proposed facility will employ two therapists.

The Proponent will utilize the existing structure and will not be performing any structural renovations to the property. The building's interior will be reconfigured into a waiting room, family meeting room, two offices and a storage/file room. All interior improvements will be cosmetic only. The Applicant does not propose any changes to the lighting and/or landscaping.

The Applicant would like to occupy the space as soon as possible and expects to open the business within two weeks of approval.

The site contains four (4) existing parking spaces; two allocated to the hair salon business and two allocated to the residential dwelling. The existing parking includes one off street space and three on street spaces. The on street parking is along Maryland Street.

Current zoning for a medical office requires one space per every 200 sf of GFA or a total of 10 spaces. The Proponent requests a reduction in the required parking from 10 spaces to four spaces. The reduction is justified by the facilities operation. As stated previously the facility will employ two therapists each of which see one patient at a time. The facility will leave 15 minutes between appointments to allow for parking space turn over.

APPENDIX

- (1) Owner's/Landlord's Name Felisbina Coelho
- (2) Title Reference to Property 269 Maryland St. New Bedford ma. 02745

(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.

8/11/2015

I give Heather Brito permission to request a special parking permit and go in front of the ZBA Board and Planning board for whatever needs to be done for the property on 269 Maryland St. New Bedford Ma 02745

Owner: Feliscina Coelho
Date: 8/11/15

On this 11th day of August, 2015 personally appeared Feliscina Coelho who stated the Above is her free and AM deed before me.



Notary Public Gerald N. Pepin
My Commission Expires: 11/30/2018

GERALD N. PEPIN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 30, 2018

QUITCLAIM DEED

I, DENISE J. BOISVERT, of 2 Paskamansett Street, Dartmouth, Massachusetts 02747
for consideration paid, and in full consideration of Two Hundred Sixty Thousand Dollars
(\$260,000.00)

grant to FELISBINA COELHO, of 269 Maryland Street, New Bedford, Massachusetts 02745
with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts,
more particularly bounded and described as follows:

FIRST PARCEL:

On the west by Ashley Boulevard, forty (40) feet;
On the north by Lot No. 217 on plan hereinafter referred to, ninety (90) feet;
On the east by Lot No. 227 on said plan, forty (40) feet; and
On the south by Lot No. 226 on said plan, ninety (90) feet.
Containing 13.22 square rods, more or less, and being shown as **LOT NO. 225** on plan of
"Boulevard Terrace" on file with the Bristol County (S.D.) Registry of Deeds in Plan Book 8,
Page 4.

SECOND PARCEL:

On the south by Maryland Street, ninety (90) feet;
On the west by Ashley Boulevard, forty (40) feet;
On the north by Lot No. 225 on said plan referred to above in the First Parcel, ninety (90) feet;
and
On the east by Lot No. 227 on said plan, forty (40) feet.
Containing 13.22 square rods, more or less, and being shown as **LOT NO. 226** on said plan.

Property Address: 269 Maryland Street, New Bedford, Massachusetts 02745

Being the same premises conveyed to the Grantor herein by deed of Simone Rodrigues, Trustee
of the Frank Rodrigues Living Trust dated January 18, 2006, and recorded at the Bristol County
(S.D.) Registry of Deeds in Book 7964, Page 248.

HULLMAN, WILLIAMS & QUINTELL
ATTORNEYS AT LAW
601 MARYLAND STREET, SUITE 400
NEW BEDFORD, MASS 02745

REG OF DEEDS
REG #07
BRISTOL S

06/19/09 11:37AM 01
000000 #6440

FEE \$1185.60

CASH \$1185.60

Bristol South
Registry of Deeds

Not for Official Use

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

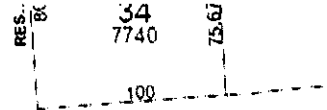
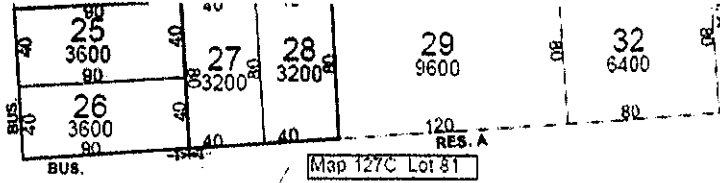
Bristol South
Registry of Deeds

Not for Official Use

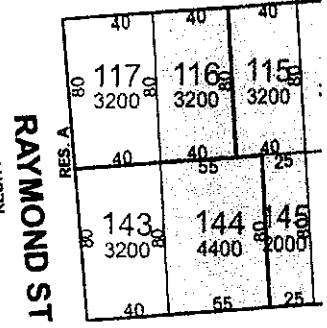
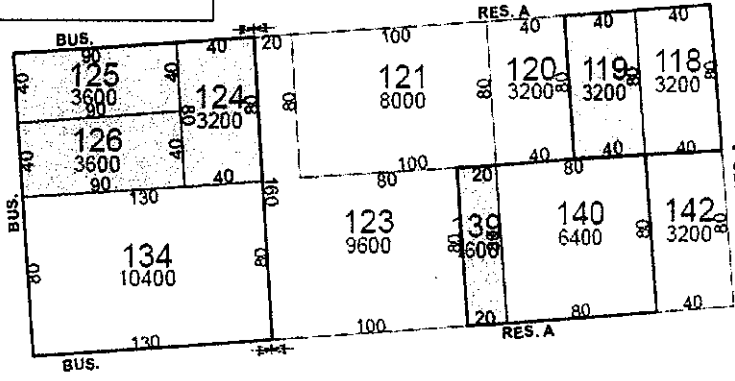
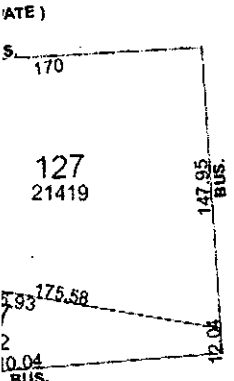
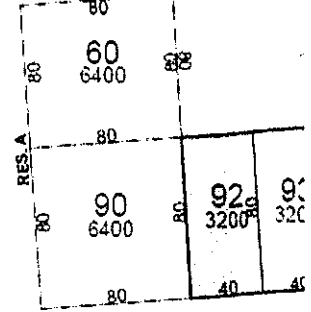
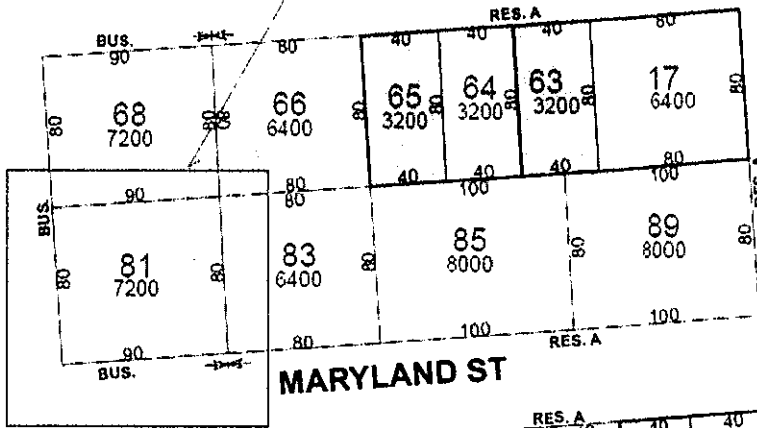
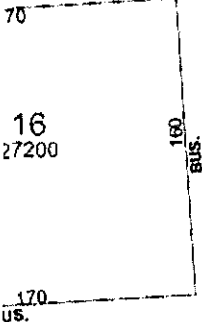
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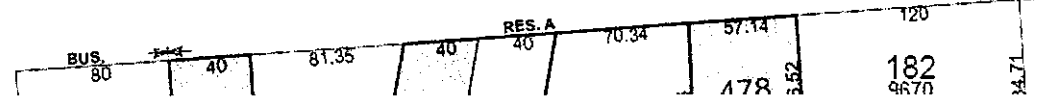
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ST



JARRY ST



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CITY CLERK

REQUEST FOR CERTIFIED LIST OF ABUTTERS

Attach the Certified List of Abutters to this certification letter.

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, Indeth Mordahl, 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: 8/14/2015

SUBJECT PROPERTY:

MAP 177C LOT 81

LOCATION 269 Maryland St. & 904 Ashley Blvd.

OWNER'S NAME Felisbina Coelho

MAILING ADDRESS 269 Maryland St. New Bedford ma. 02745

CONTACT PERSON Heather Brito

TELEPHONE NUMBER 508-725-0525

EMAIL ADDRESS HBrito525@yahoo.com

REASON FOR REQUEST

Special permit application for ZBA + Planning Board

PLANNING

AUG 10 2015

DEPARTMENT

August 13, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 269 Maryland Street & 904 Ashley Blvd (127C-81). 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
127C-16	909 ASHLEY BLVD	S BNK NB ASHLEY LLC, P O BOX 14115 READING, PA 19612-4115
127C-68	912 ASHLEY BLVD	CESOLINI PETER "TRUSTEE", PETER CESOLINI LIVING TRUST 912 ASHLEY BLVD NEW BEDFORD, MA 02745
127C-66	264 APPLETON ST	FONTAINE RAYMOND P, FONTAINE JOAN D 264 APPLETON ST NEW BEDFORD, MA 02745
127C-127	889 ASHLEY BLVD	PATEL KANAIYALAL B "TRUSTEE", MOHAN PARIVAR REALTY TRUST 51 FOXWOOD LANE 889 Ashley Blvd. RAYNHAM, MA 02767 - New Bedford, MA 02745
127C-134	888 ASHLEY BLVD	ZHANG ZI Q, C/O NEW YORK BUFFET INC 1015 PECAN LAKE CT STILLWATER, OK 74074
127C-81	269 MARYLAND ST	COELHO FELISBINA, 269 MARYLAND ST NEW BEDFORD, MA 02745
127C-83	261 MARYLAND ST	COUTO JOSE S JR, COUTO DOLORES 261 MARYLAND ST NEW BEDFORD, MA 02745
127C-85	255 MARYLAND ST	BERNARD PAUL A, BERNARD DORIS AURORE 255 MARYLAND ST NEW BEDFORD, MA 02745

#4204
296 Maryland 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>Conce Barber</u>	<u>8-17-15</u>
CITY PLANNING CITY HALL, ROOM 303	1	<u>Conce Barber</u>	<u>8-17-15</u>
CITY CLERK (Original) CITY HALL, ROOM 118	1	<u>Stephan M 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 Meime</u>	<u>8/17/15</u>
PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<u>Chereli Lu</u>	<u>8/12/15</u>
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<u>Sarah Porter</u>	<u>8/17/15</u>
FIRE DEPARTMENT 1204 PURCHASE STREET	1	<u>Carlyn Pedro</u>	<u>8/17/15</u>

PLANNING
AUG 17 2015
DEPARTMENT