



# 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. 4202

## Petition for a Special Permit

Date: 8-19-2015

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: 57 PARKER st

Assessor's Map(s): 717 Lot(s) 141

Registry of Deeds Book: 7298 Page: 52 49-50

Zoning District: RB

Applicant's Name (printed): Deborah E DRUAN

Mailing Address: 11 BLACKHALL CT MARION MA 02738  
(Street) (City) (State) (Zip)

Contact Information: 508-982-1493 debdruan@hotmail.com  
Telephone Number Email Address

CITY CLERK  
2015 AUG 25 P 2:56  
CITY CLERK'S OFFICE  
NEW BEDFORD, MA

Applicant's Relationship to Property:  Owner  Contract Vendee  Other \_\_\_\_\_

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.

8-19-2015  
Date

Deborah E DRUAN  
Signature of Applicant

2. Dimensions of Lot(s) 41.12 80.32 Area 3264  
Frontage Depth Sq. Ft.

3. Number of buildings on lot one

4. Size of existing buildings 46x25

5. Size of proposed buildings Ø

6. Present use of premises 2 Family Rental Building

7. Proposed use of Premises SAME

8. Extent of proposed alterations DRIVEWAY installed

9. Existing number of dwelling units & bedrooms 2 units / 4 bdr Proposed 0

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:

NO 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

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

3190 Applicability every 4th created .....  
3190 special permit for parking in RES. dist.

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

We would like to add a driveway to the property. This would

SAFER - COTTAGE ST IS WIDER THAN PARKER

ALLOW AS MANY AS 4 CARS OFF CITY ST SUMMER + WINTER. THIS WOULD INCREASE PROPERTY VALUE & TAX BASE. LESS WEAR + TEAR ON CITY STREETS. MAKE OUR PROPS MORE ATTRACTIVE TO OUT OF CITY RESIDENTS BRINGING NEW PPL TO TOWN. MORE SAFE FOR THIS BUSY INTERSECTION. NEIGHBOR MORE ATTRACTIVE LESS CONGESTIVE ST. PROVIDE MORE LIVING AREA FOR PPL. ESCUE FOR CITY BUSES + AMBULANCES TO PASS. PARKER ST. DRIVE WOULD BE 27 FT FROM CORNER, COTTAGE ST. DRIVE IS 60 FT FROM CORNER

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: Deborah E DRUAN & David A Koshiol  
at the following address: 57 PARKER ST + NW BEDFORD MA  
to apply for: a driveway Special Permit  
on premises located at: 57 PARKER ST N.B MA 02740  
in current ownership since: 11/30/2004  
whose address is: 11 BLACKHALL CT MARION MA 02738  
for which the record title stands in the name of: David Koshiol, DRUAN, Deborah E  
whose address is: 11 Blackhall Ct MARION MA 02738  
by a deed duly recorded in the:  
Registry of Deeds of County: Bristol 7298 Book: 7298 Page: 49  
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.

8/19/2015 Date  
Dabbie Druan David Koshiol Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

CITY CLERK  
2015 AUG 25 P 2:06  
CITY CLERKS OFFICE  
NEW BEDFORD, MA

## APPENDIX

- (1) Owner's/Landlord's Name Deborah EDRIAN DAVID A Koshio
- (2) Title Reference to Property Book 1298 Page 49

(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.

**FIDUCIARY DEED**

We, NANCY ROCHA and MARY SHIRLEY BERNIER, CO-EXECUTRICES of the ESTATE of Leonard A. Silveira late of New Bedford, Bristol County, Massachusetts, by power conferred by the Bristol County Probate Court, Docket No. 03P1418-EP, and every other power, for One Hundred Seventy Five Thousand (\$175,000.00) Dollars paid, grant to David Koshiol and Deborah E. Druan, husband and wife both of 11 Blackhall Court, Marion, Massachusetts, as tenants by the entirety, the land in New Bedford, Bristol County, Massachusetts, with the buildings thereon, bounded and described as follows:

BEGINNING at the southeast corner of the land herein described at a point formed by the intersection of the northerly line of Parker Street with the westerly line of Cottage Street; thence WESTERLY in line of said Parker Street, forty-one and 12/100 (41.12) feet to land of parties unknown; thence NORTHERLY in line of last-named land, eighty and 33/100 (80.33) feet to land of parties unknown; thence EASTERLY in line of last-named land, forty and 12/100 (40.12) feet to the said line of Cottage Street; and thence SOUTHERLY in line of said Cottage Street, eighty and 33/100 (80.33) feet to the said northerly line of Parker Street and the point of beginning. CONTAINING eleven and 99/100 (11.99) square rods, more.

FOR OUR TITLE see deed recorded in Bristol County (S. D.) Registry of Deeds, Book 1854 Page 287 and also see the Estate of Leonard A. Silveira, Bristol County Probate Docket #03P1418-EP.

WITNESS our hands and seals this 29<sup>th</sup> day of November, 2004,  
*Nancy Rocha*      *Mary Shirley Bernier*  
THE COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.      November 29, 2004

On this 29<sup>th</sup> day of November, 2004, before me, the undersigned notary public, personally appeared Nancy Rocha and Mary Shirley Bernier, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document in my presence and acknowledged to me that they signed it voluntarily for its stated purpose.

*[Signature]*  
STEPHEN J. AMARAL  
NOTARY PUBLIC  
My Commission Expires: April 29, 2005

REG OF DEEDS  
REG #07  
BRISTOL S  
11/30/04 12:48 PM 01  
00000 #1923  
FEE \$798.00  
CASH \$798.00

LAW OFFICE OF  
JOSEPH P. HARRINGTON,  
P.C.  
190 WILLIAM STREET  
NEW BEDFORD, MASS.  
02740-6095  
(508) 996-6765

All persons interested having assented ~~been duly notified and no person objecting thereto,~~

It appearing that said offer is an advantageous one and that the interest of all parties concerned will be best promoted by an acceptance of said offer.

It is expedient to sell said real estate of said deceased.

The Commissioner of Corporations and Taxation has released ~~and discharged~~ the lien on said real estate.

IT IS DECREED, that the petitioner<sup>s</sup> be authorized to sell and convey ~~at public auction~~ at private sale in accordance with said offer or for a larger sum, or at public auction, if <sup>the Y</sup> shall think best so to do, the real estate of said deceased described in said petition, ~~and it is further de-  
creed that said petitioner may become the purchaser of said real estate.~~

And if, notwithstanding, said ~~petitioner deems~~ <sup>petitioners deem</sup> it best to sell said real estate at public auction ~~petitioners are~~ <sup>petitioners are</sup> required to give public notice of the time and place of such sale of auction, by publishing a notification thereof once in each week, for three successive weeks, in the Standard Times

a newspaper published in said New Bedford, ~~within~~ <sup>within</sup> one year after such sale return <sup>t</sup> <sup>eir</sup> affidavit of having given notice, with a copy <sup>to</sup> <sup>the</sup> Probate Court.

*[Handwritten signature]*  
Judge of Probate Court  
11/17

03P1418EP  
COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.

PROBATE AND FAMILY COURT DEPARTMENT

At a Probate Court held at Taunton in and  
for said County of Bristol, on the seventeenth day of November  
in the year of our Lord ~~one thousand nine hundred~~ two thousand four

ON the petition of Mary Shirley Bernier and Nancy Rocha

~~administrators of the estate~~ executors of the will of Leonard A. Sliveira  
late of New Bedford

in said County, deceased, testate, praying for leave to sell the following described real estate of  
said deceased ~~at public auction~~ at private sale, for the sum of One Hundred Seventy-Five Thousand  
dollars in accordance with the offer named in said petition or for a larger sum, or at public auction, if  
the Y shall think best so to do; said real estate situated in said New Bedford  
bounded:

bounded and described as follows:

BEGINNING at the southeast corner of the land herein  
described at a point formed by the intersection of the northerly  
line of Parker Street with the westerly line of Cottage Street;  
thence WESTERLY in line of said Parker Street, forty-one and  
12/100 (41.12) feet to land of parties unknown;  
thence NORTHERLY in line of last-named land, eighty and 33/100 (80.33)  
feet to land of parties unknown;  
thence EASTERLY in line of last-named land, forty and  
12/100 (40.12) feet to the said line of Cottage Street; and  
thence SOUTHERLY in line of said Cottage Street, eighty  
and 33/100 (80.33) feet to the said northerly line of Parker Street  
and the point of beginning.  
CONTAINING eleven and 99/100 (11.99) square rods, more

# 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, Joelle M. Merdahl (CAA) 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: 8/24/2015  
CITY CLERK'S OFFICE  
NEW BEDFORD, MA  
2015 AUG 25 P 2:51  
CITY CLERK

SUBJECT PROPERTY:

MAP 71 LOT 161

LOCATION 57 PARKER ST New Bedford MA 02740

OWNER'S NAME Deborah E Druan David Kostel

MAILING ADDRESS 11 BLACKHALL CT MARION MA 02738

CONTACT PERSON Deborah Druan

TELEPHONE NUMBER 508 982 1493

EMAIL ADDRESS debdruane hot mail. com

REASON FOR REQUEST: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING  
AUG 21 2015  
DEPARTMENT  
PLANNING  
AUG 21 2015  
DEPARTMENT



August 24, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 57 Parker Street (71-161). 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
71-327	61 PARKER ST	MEDEIROS JOSE, 17 WINSOR STREET NEW BEDFORD, MA 02744
71-174	51 PARKER ST	GOMES NICKKO J, 51 PARKER STREET NEW BEDFORD, MA 02740
71-161	57 PARKER ST	KOSHIOL DAVID A, DRUAN DEBORAH E P O BOX 85 MARION, MA 02738
71-354	503-COTTAGE ST 505	EVORA JOSE F, 503 COTTAGE ST NEW BEDFORD, MA 02740
65-6	60 PARKER ST	OLIVEIRA JACOB M, 60 PARKER STREET NEW BEDFORD, MA 02740
65-7	56 PARKER ST	NAJJAR ELIAS J, 56 PARKER STREET NEW BEDFORD, MA 02740
65-18	486 COTTAGE ST	CARVALHO TIMOTHY, CARVALHO BRANDI 486 COTTAGE STREET NEW BEDFORD, MA 02740
71-400	63 PARKER ST	TURNER JULIE NOEL-, 63 PARKER ST NEW BEDFORD, MA 02740
71-296	499 COTTAGE ST	OLIVEIRA SUSAN ELIZABETH, 499 COTTAGE STREET NEW BEDFORD, MA 02740
71-171	498 COTTAGE ST	NASON F. LEE "TRUSTEE", F LEE NASON LIVING TRUST 498 COTTAGE ST NEW BEDFORD, MA 02740

