

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. 4199

Petition for a **Special Permit**

Date: _____

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: 231 - 233 HILLMAN ST

Assessor's Map(s): 57 Lot(s) 20

Registry of Deeds Book: 2249 Page: 0110

Zoning District: RA

Applicant's Name (printed): CHRISTOPHER R GRINNELL (KEVIN ALVES)

Mailing Address: 1678 E. MAIN RD #3 PORTSMOUTH, RI 02871
(Street) (City) (State) (Zip)

Contact Information: 401-297-9200
Telephone Number Email Address

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

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

SITE PLAN	
FRONT DESIGN PLAN	
CERTIFIED ABUTTERS LIST	
PLOT PLAN	
BUILDING PERMIT REJECTION PACKET	
APPENDIX - DEED, PURCHASE AND SALE AGREEMENT, NOTARIALIZED AUTHORIZATION LETTER	
	CITY CLERK
	2015 JUL 24 10:35
	NEW BEDFORD, MA

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.

7/23/15
Date

[Signature]
Signature of Applicant

2. Dimensions of Lot(s) 48.15' 70' Area 3426
Frontage Depth Sq. Ft.

3. Number of buildings on lot ONE

4. Size of existing buildings 36' W x 52' L

5. Size of proposed buildings SAME

6. Present use of premises RETAIL - FRAME SHOP BY SPECIAL PERMIT

7. Proposed use of Premises RESIDENTIAL

8. Extent of proposed alterations ENTRANCE DOOR, SLIDING DOORS, SHEATHING

9. Existing number of dwelling units & bedrooms NONE Proposed ONE, ONE

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: Daily Weekly Monthly 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

14. Provisions of the Zoning Ordinance under which a petition for a Special Permit is made
2430 - ESTABLISH CONFORMITY OF BUILDING FROM
RETAIL TO RESIDENCE IN RA ZONE BY
CREATING CARRIAGE HOUSE APPEARANCE

15. Explain the need for the Special Permit and what modifications are proposed
REMOVE SPECIAL PERMIT (VARIANCE) STATUS - RETAIL IN

RA ZONE AND DESIGNATE AS RESIDENCE IN RA ZONE, CREATE CARRIAGE HOUSE APPEARANCE WITH SLIDING DOORS COVERING 10'X10' OPENING ON LEFT MIDDLE FRONT, MULLION(INSERTS) WINDOWS, DOMESTIC PASSAGE DOOR AND HORIZONTAL SHEATHING

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: CHRISTOPHER R GRINNELL

at the following address: 1678 E. MAIN RD #3, PORTSMOUTH, RI

to apply for: BUILDING REDESIGNATION, DOOR OPENING

on premises located at: 231 - 233 HILLMAN ST

in current ownership since: 12/12/88

whose address is: 231 - 233 HILLMAN ST

for which the record title stands in the name of: KEVIN ALVES, CATHERINE ALVES

whose address is: 975 OAKLEY ST, NEW BEDFORD, MA

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL Book: 2249 Page: 0110

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.

7-23-15
Date

Kevin M Alves Chris Grinnell
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 JUL 21 A 10:30
CITY CLERK

APPENDIX

- (1) Owner's/Landlord's Name KEVIN ALVES, CATHERINE ALVES
- (2) Title Reference to Property NONE, DEED ONLY

(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 Almeida, 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: 7/17/2015
CITY CLERK
2015 JUL 24 A 10:30
CITY CLERKS OFFICE
NEW BEDFORD, MA

SUBJECT PROPERTY:

MAP 57 LOT 20

LOCATION 231 HILLMAN ST

OWNER'S NAME KEVIN ALVES, CHRISTOPHER GRINNELL (BUYER)

MAILING ADDRESS 1678 E. MAIN RD #3

CONTACT PERSON CHRISTOPHER R. GRINNELL

TELEPHONE NUMBER 401-297-9200

EMAIL ADDRESS FLYINGCLOUD542002@YAHOO.COM

REASON FOR REQUEST: ZBA APPEAL

PLANNING

JUL 15 2015

DEPARTMENT

July 15, 2015
 Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 231 Hillman Street (57-20) 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
57-59	324 PARK ST	MEDINA JEFFREY, MEDINA KATHY D 324 PARK STREET NEW BEDFORD, MA 02740-4240
57-348	228 HILLMAN ST	BRASIDIO GUILHERME D, 228 HILLMAN STREET NEW BEDFORD, MA 02740-4230
57-20	23 HILLMAN ST Q33	ALVES KEVIN, ALVES CATHERINE R 975 OAKLEY ST NEW BEDFORD, MA 02745-4720
57-21	229 HILLMAN ST	RIELLY SEAN, 229 HILLMAN STREET NEW BEDFORD, MA 02740-4229
57-62	226 HILLMAN ST	GREENFIELD BRIAN J, 16 MIDDLE ST S. DARTMOUTH, MA 02748-3428
57-347	14 KEENE ST	OLIVEIRA RICHARD, 14 KEENE STREET NEW BEDFORD, MA 02740-4231
57-22	225 HILLMAN ST	PEARSULL TRINETTE M, 225 HILLMAN STREET NEW BEDFORD, MA 02740-4229
57-276	237 HILLMAN ST	GOMES TERRENCE A, GOMES DIANNE T 73 PARKWOOD DRIVE RAYNHAM, MA 02767-1123
57-19	6 KEENE ST	THOMPSON ANGELINA T, 6 KEENE ST NEW BEDFORD, MA 02740-4231



64-171 64-145

64-291 64-143 64-292 64-170

64-139
64-203
64-204 64-205 64-141

PARK ST

64-313 64-314 64-315 64-316 64-212 64-211 64-210 64-208 64-207 64-196
64-209 64-217 64-218 64-194
64-213 64-214 64-215 64-216
64-320 64-321 64-322
34-319

MAXFIELD ST

57-216 57-217 57-218 57-219 57-220 57-221
57-215 57-225 57-226 57-227 57-228
57-257 57-223 57-224
57-265 57-222
57-263 57-264 57-265
57-13

KEENE ST

57-231 57-232 57-233 57-234 57-235 57-236 57-237 57-238 57-239 57-240 57-241
57-229 57-230 57-249 57-250 57-251 57-319 57-321 57-11
57-244 57-245 57-246 57-247 57-248

HILLMAN ST

57-287 57-357 57-46 57-45
57-40 57-41 57-43 57-44 57-48
57-288 57-42 57-55
57-49 57-51 57-52 57-53 57-54 57-56 57-57 57-58
57-352

57-274
57-304 57-303 57-278
57-308 57-285 57-286 57-287
57-39 57-273 57-306
57-284 57-283 57-280 57-270

ASH ST

57-26

HILLMAN ST

57-71 57-72 57-73 57-74 57-75 57-76 57-77 57-81 57-73 57-83 57-84

NORTH ST

57-256 57-162 57-152 57-192 57-165 57-164 57-163 57-265 57-26

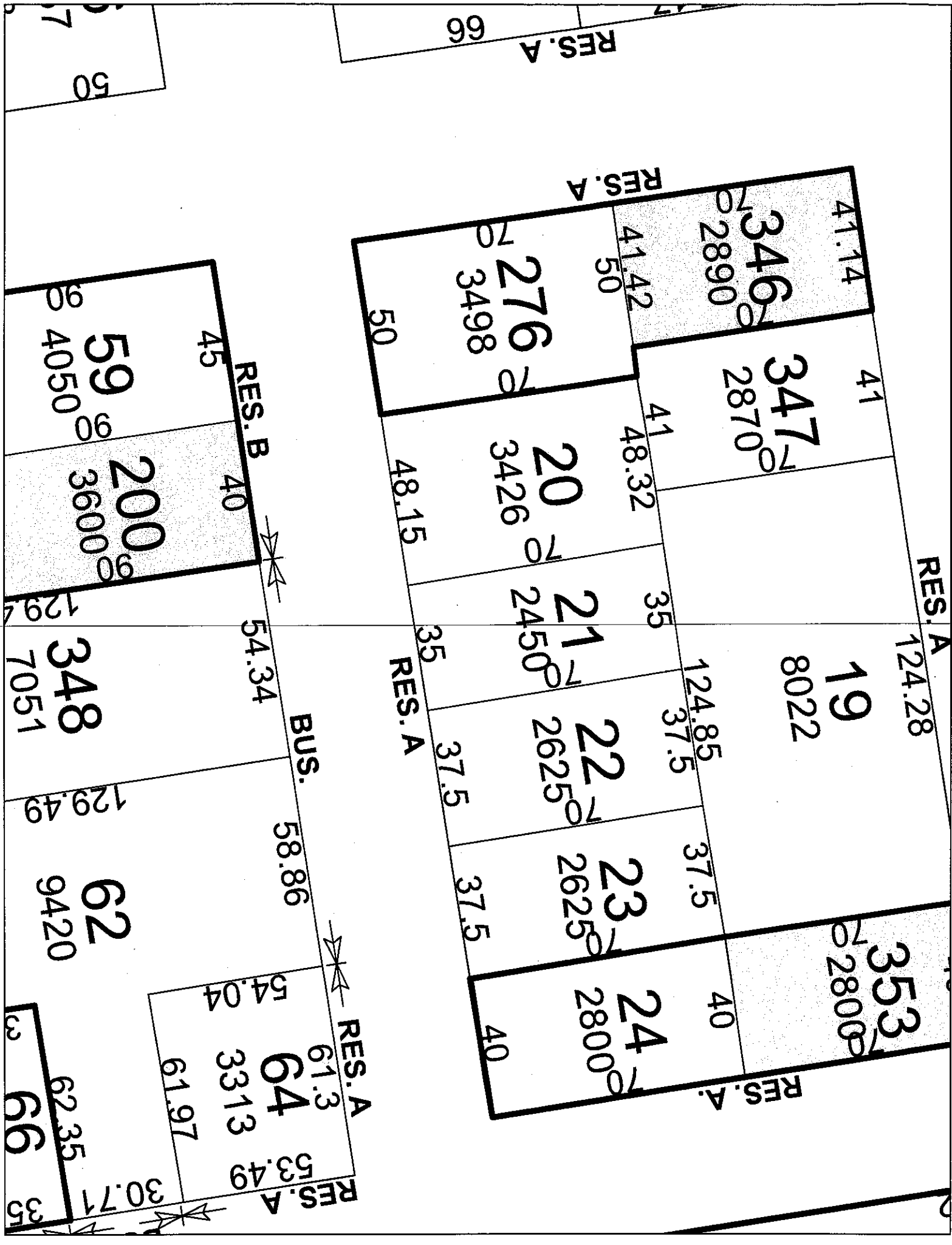
57-347 57-19 57-24 57-275 57-21 57-22 57-23 57-20

57-64 57-62 57-66 57-68 57-69 57-70 57-59 57-348 57-254 57-255 57-60 57-191 57-61 57-63 57-358

57-136 57-337 57-137 57-138 57-139 57-140 57-305 57-141 57-196 57-142 57-144

57-110 57-111 57-104 57-105 57-107 57-108 57-109 57-106

57-208 57-207



RES. A
124.28

19
8022

353
2800

RES. A
40

124.85
37.5

37.5

24
2800

22
2625

23
2625

RES. A
37.5

37.5

37.5

48.15

20
3426

21
2450

22
2625

23
2625

24
2800

41
48.32

35

124.85
37.5

37.5

41.42
50

276
3498

20
3426

21
2450

22
2625

23
2625

24
2800

346
2890

347
2870

41.14

41

RES. A
50

RES. A
66

RES. B
45

40

59
4050

200
3600

54.34

BUS.

58.86

348
7051

129.49

62
9420

RES. A
61.3

64
3313

54.04

61.97

RES. A
53.49

66
62.35

30.71

35

50

7

Kevin & Catherine Alves
975 Oakley Street
New Bedford, MA 02745
508-998-3990

July 23, 2015

We, Kevin M. Alves & Catherine R Alves are selling our property on
231 Hillman Street, New Bedford, MA to Christopher Grinell.

Kevin M Alves
Kevin M. Alves

Date 7/23/15

Catherine R Alves
Catherine R. Alves

Date 7/23/15

Marie D Roderick
Signature of Notary

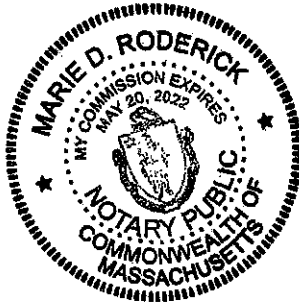
Date 7/23/15

MARIE D RODERICK
Printed Name of Notary

On this 23 day of July, 2015, before
me, the undersigned notary public, personally appeared
Kevin M Alves & Catherine R Alves
and proved to me through satisfactory evidence of
identification, which were

MDL
to be the person whose name is signed on the preceding
or attached document, and acknowledged to me that
he/she signed it voluntarily for its stated purpose.

Marie D Roderick notary public
MARIE D. RODERICK, Notary Public
My Commission Expires May 20, 2022



KNOW ALL MEN BY THESE PRESENTS

That I, Clarence M. Alves, Jr. and Claire A. Alves
of New Bedford, Bristol County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$32,695.45

grant to Kevin Alves and Catherine R. Alves, joint tenants *

of 975 Oakley Street, New Bedford, Bristol County, Massachusetts with quitclaim covenants

the land in New Bedford, together with the buildings thereon, bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at the southwest corner of said lot at a point in the north line of Hillman Street Fifty (50) feet east from the east line of Park Street; thence

NORTHERLY in line of land formerly of Christina F. Albre Seventy (70) feet to a stub; thence

EASTERLY in line of land now or formerly of Rodolphus Beetle, et ali, Forty-seven and 28/100 (47.28) feet; thence

SOUTHERLY in line of land now or formerly of Clifford Baylies Seventy (70) feet to the north line of Hillman Street; thence

WESTERLY in said north line of Hillman Street Forty-eight and 15/100 (48.15) feet to the place of beginning.

CONTAINING Twelve and 268/1000 rods, more or less.

FOR MY TITLE, see deed to me from Mt. Royal Realty, Inc. dated November 17, 1986, recorded with Bristol County (S.D.) Registry of Deeds in Book 1995, Page 1121.

SUBJECT to the real estate taxes for the fiscal year 1989, which the Grantee hereby assume and agree to pay.

Property: 231-233 Hillman Street
New Bedford, Massachusetts

Witness our hand and seal this 12th day of December, 1988.

Clarence M. Alves Jr.
Clarence M. Alves Jr.
Claire A. Alves
Claire A. Alves

DEEDS REG 07
BRISTOL SOUTH

12/12/88
TAX 75.24
CHCK 75.24

0814A128-16:20
EXCISE TAX

The Commonwealth of Massachusetts

Bristol, ss.

December 12, 1988

Then personally appeared the above named

CLARENCE M. ALVES, JR. AND CLAIRE A. ALVES

and acknowledged the foregoing instrument to be their free act and deed, before me

Paul C. Boyl

Notary Public—Justice of the Peace

My commission expires Dec 7, 1990

Received & Recorded Dec 12 1988 at 4 hrs. 21 min. P. M.

Attest: John Gomes Register

COMPARED

MASSACHUSETTS 26058

Statute Form of

Quitclaim Deed

(INDIVIDUAL)

CLARENCE M. ALVES, JR., ET UX

TO

KEVIN ALVES

Mail

Dec. 12, 1988

at *4* o'clock and *21* minutes *P.* m.

Received and entered with *Dristol County*

D.D. Registry of Deeds

Book *2299* Page *110*

Attest

John Gomes
Register

FROM THE OFFICE OF

LIPMAN, LIPMAN & GOTTESMAN

15 Hamilton Street

New Bedford, MA 02740

Tel. (508)993-1776

RETURN TO →

HOBBS & WARREN, INC.
PUBLISHERS STANDARD LEGAL FORMS

BOSTON · MASS.
FORM 882

REVISED CHAPTER 497-1969—727-1980

REC'D & RECORDED

1988 DEC 12 PM 4:21

REGISTRY OF DEEDS
BRISTOL COUNTY
SOUTHERN DISTRICT

(Please print or type)

#14199

231-233 Hillman 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	<i>[Signature]</i>	7/24/15
CITY PLANNING CITY HALL, ROOM 303	1	<i>[Signature]</i>	7/24/15
CITY CLERK (Original) CITY HALL, ROOM 118	1	<i>[Signature]</i>	7/24/15
CITY SOLICITOR CITY HALL, ROOM 203	1	<i>[Signature]</i>	7/24/15
INSPECTIONAL SERVICES CITY HALL, ROOM 308	1	<i>[Signature]</i>	7/24/15
- PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<i>[Signature]</i>	7/24/15
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<i>[Signature]</i>	7/24/15
- FIRE DEPARTMENT 1204 PURCHASE STREET	1	<i>[Signature]</i>	7/24/15

PLANNING
JUL 24 2015
DEPARTMENT