

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. 4198

Petition for a VARIANCE

Date: 7/13/15

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: 3532 Acushnet Ave.

Assessor's Map(s): 134 Lot(s) 297

Registry of Deeds Book: 10581 Page: 69

Zoning District: Res A

Applicant's Name (printed): Cameron A. Crooks

Mailing Address: 3532 Acushnet Ave. (Street) New Bedford (City) MA (State) 02745 (Zip)

Contact Information: (508) 558-0954 Telephone Number CameronC3532@yahoo.com Email Address

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 JUL 14 A 1:20

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.

7/13/15
Date

Cameron A. Crooks
Signature of Applicant

2. Dimensions of Lot(s) 80' 129/128' Area 10,076
Frontage Depth Sq. Ft.

3. Number of buildings on lot One

4. Size of existing buildings 30'x46' with an attached 28x17 carport

5. Size of proposed buildings 18'x30'

6. Present use of premises Dwelling

7. Proposed use of Premises Garage

8. Extent of proposed alterations pour monolithic slab / Erect building

9. Existing number of dwelling units & bedrooms One, Two 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:
_____ The applicant is also requesting Site Plan Review and Special Permit(s) from the Planning Board. If so, specify below:
N.A.

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:
To be able build the garage in line with the carport (driveway), I will have to build closer to lot 134 296

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

Due to the lay out of my dwelling and
attached carport, the placement of the garage
will not meet Chapter 9 section 1000, 2755

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

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	10,076		
Lot Width (ft)	80' 177.17'		
Number of Dwelling Units	1		
Total Gross Floor Area (sq ft)	10,076'		540'
Residential Gross Floor Area (sq ft)	1288'		
Non-Residential Gross Floor Area (sq ft)			540'
Building Height (ft)			12.5'
Front Setback (ft)	31'		88'
Side Setback (ft)	21'		3'
Side Setback (ft)	10'		55'
Rear Setback (ft)	66'		16'
Lot Coverage by Buildings (% of Lot Area)	7.82%		5.4%
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)	77.93%		77.4%
Off-Street Parking Spaces	6		
Loading Bays	0		
Number of Ground Signs	0		
Height of Ground Sign	0		
Proximity of Ground Sign to Property Line	0		
Area of Wall Sign (sq ft)	0		
Number of Wall Signs	0		

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: Cameron A. Crooks

at the following address: 3532 Acushnet Ave. New Bedford MA 02744

to apply for: Variance

on premises located at: 3532 Acushnet Ave. New Bedford MA 02745

in current ownership since: March 31, 2010

whose address is: 3532 Acushnet Ave. New Bedford MA 02745

for which the record title stands in the name of: Cameron A. Crooks

whose address is: 3532 Acushnet Ave. New Bedford MA 02745

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 10581 Page: 69

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.

7/13/15 Cameron A. Crooks
Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 JUL 14 A 11: 20
CITY CLERK

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, Cathy Depardo, 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.

¹
page 1

Date: 7/6/2015

SUBJECT PROPERTY:

MAP 134 LOT 297

LOCATION 3532 Acushnet ave. New Bedford MA, 02745

OWNER'S NAME Cameron A. Crooks

MAILING ADDRESS 3532 Acushnet ave New Bedford MA, 02745

CONTACT PERSON Cameron A. Crooks

TELEPHONE NUMBER (508) 558-0954

EMAIL ADDRESS CameronE3532@yahoo.com

REASON FOR REQUEST: requesting a variance

CITY CLERK

2015 JUL 14 A 11:20

CITY CLERKS OFFICE
NEW BEDFORD, MA

July 6, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 3532 Acushnet Avenue (134-297) 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
134-39	6 WHITE ST	LEMAIRE PAUL R, 967 VICTORIA ST NEW BEDFORD, MA 02745-3421
134-49	3541 ACUSHNET AVE	DASILVA CHRISTOPHER, ROGERS CHRISTINE E 3541 ACUSHNET AVENUE NEW BEDFORD, MA 02745-3906
134-297	3532 ACUSHNET AVE	CROOKS CAMERON A, 3532 ACUSHNET AVE NEW BEDFORD, MA 02745-3905
134-155	3526 ACUSHNET AVE	IGNACIO WAYNE, IGNACIO MARGUERITE M 3526 ACUSHNET AVE NEW BEDFORD, MA 02745-3905
134-46	3516 ACUSHNET AVE	HEBERT MICHAEL P "TRUSTEE", 3516 NOMINEE TRUST 286 MAPLE STREET NEW BEDFORD, MA 02740-2330
134-380	3531 ACUSHNET AVE	PERREIRA JUSTIN M., 3531 ACUSHNET AVENUE NEW BEDFORD, MA 02745
134-42	1005 PRAIRIE AVE	CABRAL JOHN M, CABRAL ANA M 1005 PRAIRIE AVENUE NEW BEDFORD, MA 02745-3914
134-296	3540 ACUSHNET AVE	GLASSMAN ARTHUR, 3540 ACUSHNET AVENUE NEW BEDFORD, MA 02745-3905
134-48	3551 ACUSHNET AVE	ANDRADE PETER M, ANDRADE ROSEMARY 3551 ACUSHNET AVENUE NEW BEDFORD, MA 02745-3906
134-156	2 WHITE ST	THORNHILL ROBERT C, 2 WHITE STREET NEW BEDFORD, MA 02745-3915
134-285	3570 ACUSHNET AVE	RAFFA JOANNE, 3570 ACUSHNET AVE NEW BEDFORD, MA 02745-4005
134-154	6 WHITE ST	RAFFA VINCENT, RAFFA JOANNE 3570 ACUSHNET AVE NEW BEDFORD, MA 02745-4005



Legend

-  Abutters to 134-297
-  City Border

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I, Suzanne Picard, Administrative Assistant to the Board of Assessors of the Town of Acushnet, 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.

¹
Page 2

Date: 7-6-15

SUBJECT PROPERTY:

MAP 134 LOT 297

LOCATION 3532 Acushnet ave. New Bedford MA, 02745

OWNER'S NAME Cameron A. Crooks

MAILING ADDRESS 3532 Acushnet ave New Bedford MA, 02745

CONTACT PERSON Cameron A. Crooks

TELEPHONE NUMBER (508) 558-0954

EMAIL ADDRESS CameronC3532@yahoo.com

REASON FOR REQUEST: requesting a variance

July 6, 2015
Dear Applicant,

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17-18	3526 ACUSHNET AVE	IGNACIO WAYNE& MARGUERITE M 3526 ACUSHNET AVE NEW BEDFORD, MA 02745
17-19	6 WHITE STREET	HAWES DAVID W 6 WHITE STREET NEW BEDFORD, MA 02745
17-16	1 GLORIA WAY	LEBLANC JOHN M & RENEE 1 GLORIA WAY ACUSHNET, MA 02743

See field card SP

APPENDIX

- (1) Owner's/Landlord's Name Cameron A. Grecks
- (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.

MASSACHUSETTS QUITCLAIM DEED

We, Cameron A. Crooks, Leonard W. Crooks, and Jill R. Crooks, for consideration paid, and in full consideration of less than \$100 grant to Cameron A. Crooks, Individually, of 3532 Acushnet Ave., New Bedford, Massachusetts 02745 with *quitclaim covenants* the following property in Bristol, Massachusetts.

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

Beginning at a pint in the easterly line of Acushnet Avenue, eighty seven (87) feet south of the south line of White Street; thence

Southerly in said easterly line of Acushnet Avenue, eighty (80) feet to land now or formerly of Walter H. Hawes; thence

Easterly in line of said Thornton's land one hundred twenty eight (128) feet to land now or formerly of Walter H. Hawes; thence

Westerly in line of said St. Pierre's land about one hundred twenty nine (129) feet to the point of beginning.

For title, see Book 9678, Page 30.

Witness my/our hand(s) and seal(s) this 9th day of November, 2012.

Cameron A. Crooks
Cameron A. Crooks

Leonard W. Crooks
Leonard W. Crooks

Jill R. Crooks
Jill R. Crooks

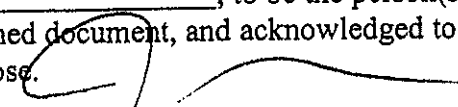
return to: Cam Crooks
3532 Acushnet Ave
NB, MA 02745

3532 Acushnet Ave. NB

COMMONWEALTH OF MASSACHUSETTS

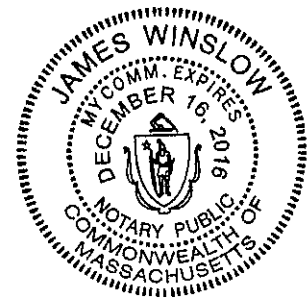
Bristol, ss.

On this 9th day of November, 2012, before me, the undersigned notary public, personally appeared Cameron A. Crooks, Leonard W. Crooks, and Jill R. Crooks, , proved to me through satisfactory evidence of identification, which was/were [] Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



Notary Public: James Winslow
My Commission Expires: 12/16/2016

PROPERTY ADDRESS: 3532 Acushent Ave. New Bedford, Massachusetts 02745



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>	7/14/15
CITY PLANNING CITY HALL, ROOM 303	1	<i>[Signature]</i>	7/14/15
CITY CLERK (Original) CITY HALL, ROOM 118	1	<i>[Signature]</i>	7/14/15
CITY SOLICITOR CITY HALL, ROOM 203	1	<i>[Signature]</i>	7/14/15
INSPECTIONAL SERVICES CITY HALL, ROOM 308	1	<i>[Signature]</i>	7/14/15
PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<i>[Signature]</i>	7/14/15
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<i>[Signature]</i>	7/14/15
FIRE DEPARTMENT 1204 PURCHASE STREET	1	<i>[Signature]</i>	7/14/15

Cameron A Crooks
3532 Achusnet Ave
N.B. MA