



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. 4196

Petition for a VARIANCE

Date: _____

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: 273 Cleveland St. New Bedford, MA 02744

Assessor's Map(s): 12 Lot(s) 110

Registry of Deeds Book: RB ~~11242~~ Page: 225 114

Zoning District: Residential B

Applicant's Name (printed): Hermelinda Soler

Mailing Address: 273 Cleveland St. New Bedford MA 02744
(Street) (City) (State) (Zip)

Contact Information: 508-525-3971 ahil0x09@hotmail.com
Telephone Number Email Address

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.

7-2-2015
Date

Hermelinda Soler
Signature of Applicant

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 JUN 9 P 3:00
CITY CLERK

2. Dimensions of Lot(s) 88' 45' Area 3,960
 Frontage Depth Sq. Ft.
3. Number of buildings on lot 1 house + 1 shed
4. Size of existing buildings 783 ~~sq. ft.~~ sq. ft.
5. Size of proposed buildings Shed 10x10 +
6. Present use of premises Residential
7. Proposed use of Premises Residential
8. Extent of proposed alterations Shed + Driveway
9. Existing number of dwelling units & bedrooms 1 fam. Proposed same

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:

NO

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:

Driveway coming off Clara St. that's the side of the house not the front. Also we re-build the shed.

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

There WAS existing curb cut on Clara St.
Our lot is small we need a parking off
Street. We need the level foundation for the
Shed.

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

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	3935 ⁰		
Lot Width (ft)	N/A		
Number of Dwelling Units	1		
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)			
Front Setback (ft)			
Side Setback (ft)	0 ft	4 ft	0 ft
Side Setback (ft)			
Rear Setback (ft)			
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)		35%	N/A 42%
Off-Street Parking Spaces	0	2	
Loading Bays			
Number of Ground Signs			
Height of Ground Sign			
Proximity of Ground Sign to Property Line			
Area of Wall Sign (sq ft)			
Number of Wall Signs			

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: Hermelinda Soles

at the following address: 273 Cleveland St. N.B. Ma. 02744

to apply for: Variance and Special permit

on premises located at: 273 Cleveland St. N.B. Ma. 02744

for which the record title stands in the name of: Hermelinda Soles

whose address is: 273 Cleveland St. N.B. Ma. 02744

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11242 Page: 114

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.

7-2-2015 Hermelinda Soles
Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

APPENDIX

- (1) Owner's/Landlord's Name Hermelinda Soler
- (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.

APPENDIX

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QUITCLAIM DEED

FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States of America of 8250 Jones Branch Drive, Mailstop A62, McLean, VA 22102,

For consideration paid and in full consideration of **SEVENTY-EIGHT THOUSAND THREE HUNDRED AND 00/100 (\$78,300.00) DOLLARS**

grants to Hermelinda Soler
 Individually
 of 87 Glennon Street, New Bedford, MA 02745

With **Quitclaim Covenants** the following described premises:

Property Address: 273 Cleveland Street, New Bedford, MA 02744

The land in said New Bedford, together with the Buildings thereon bounded and described as follows:

BEGINNING at the southwesterly corner of the land herein conveyed at a point in the north line of Clara Street, said point being forty-five (45) feet distant therein westerly from its intersection with the west line of Cleveland Street;

Thence, running northerly eighty-eight (88) feet;

Thence, turning and running easterly forty-five (45) feet to the west line of Cleveland Street;

Thence, southerly, eighty-eight (88) feet to the north line of Clara Street; and

Thence, turning and running westerly in line of said Clara Street, forty-five (45) feet to the point of beginning.

CONTAINING 14.55 square rods, more or less, and being shown as Lot 64 on plan of land owned by John V. O'Neil and Joseph A. Lardner made by Chauncy R. Mosher, C.E., and recorded with Bristol County, S.D., Registry of Deeds.

For title reference see Foreclosure Deed dated January 24, 2014 and recorded February 24, 2014 with the Bristol County South District Registry of Deeds in Book 11018, Page 66.

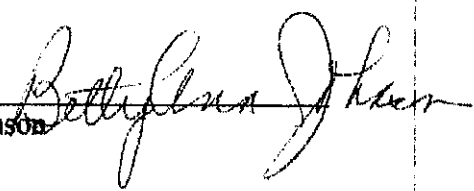
THE SELLER IS EXEMPT FROM PAYING THE MASSACHUSETTS STATE EXCISE STAMP TAX BY VIRTUE OF 12 UNITED STATES CODE 1452.

dated May 31, 2002 and recorded in the Bristol County (S.D.) Registry of Deeds at Book 5542, Page 204.

Title not examined by preparer of deed.

Witness my hand and seal this 11th day of December, 2003.

Betty-Ann Johnson

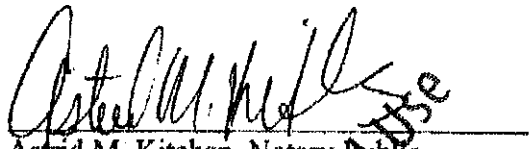


COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

December 11, 2003

Then personally appeared the above-named BETTY-ANN JOHNSON and acknowledged the foregoing to be her free act and deed, before me,



Astrid M. Kitchen, Notary Public
My commission expires: 12/17/03

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Not for Official Use

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

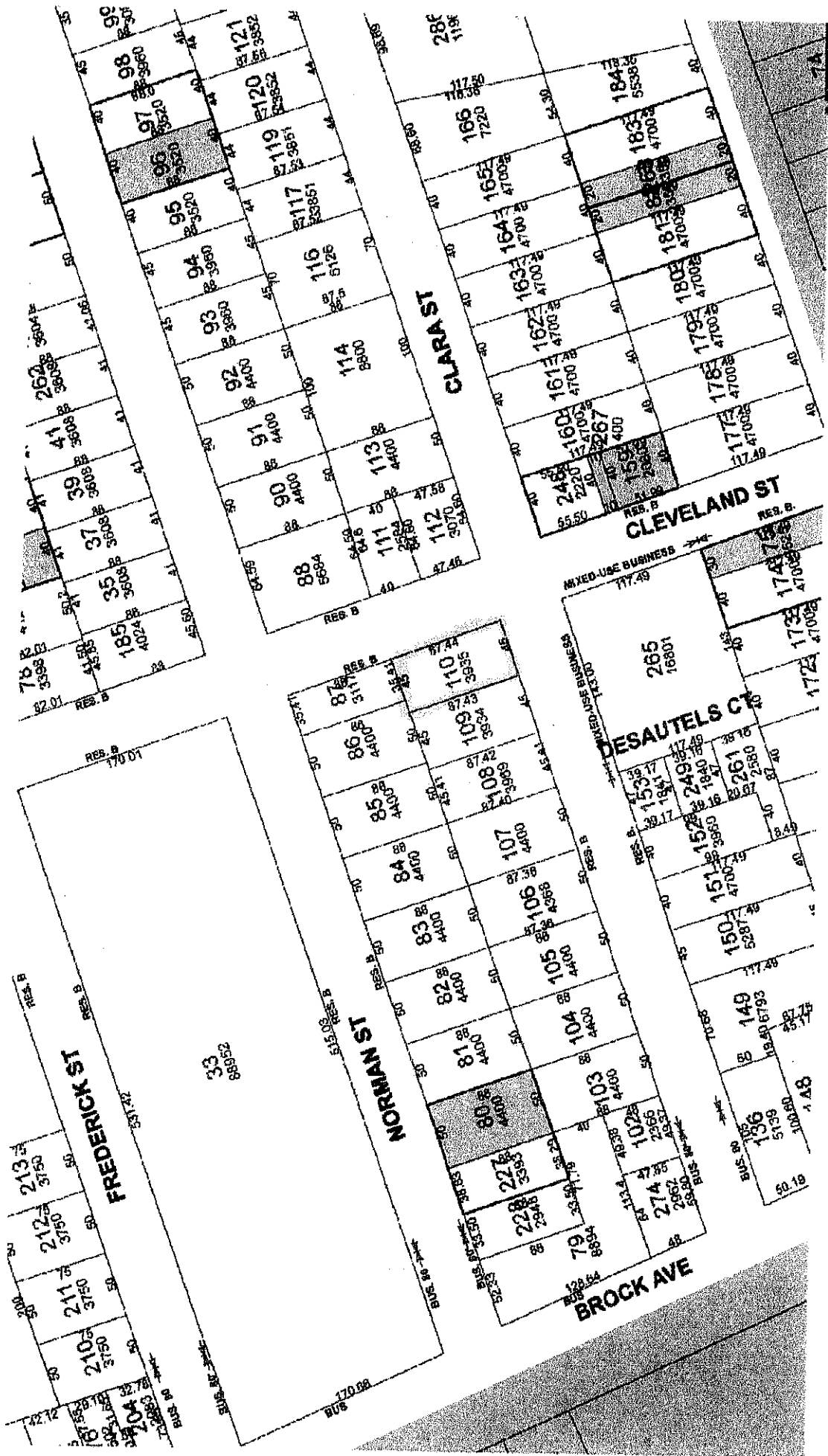
Not for Official Use

Not for

South
Deeds

ial Use

Not for



Plot plan

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: 6/26/2015

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 JUL - 3:06
CITY CLERK

SUBJECT PROPERTY:

MAP 12 LOT 110

LOCATION 273 Cleveland St. N.B. MA. 02744

OWNER'S NAME Hermelinda Soler

MAILING ADDRESS 273 Cleveland St. N.B. MA. 02744

CONTACT PERSON Enilio Teixeira

TELEPHONE NUMBER 508-863-1136

EMAIL ADDRESS adnil0069@hotmail.com

REASON FOR REQUEST: ZBA

PLANNING

JUN 23 2015

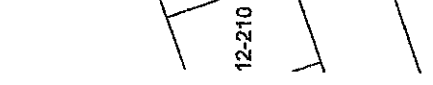
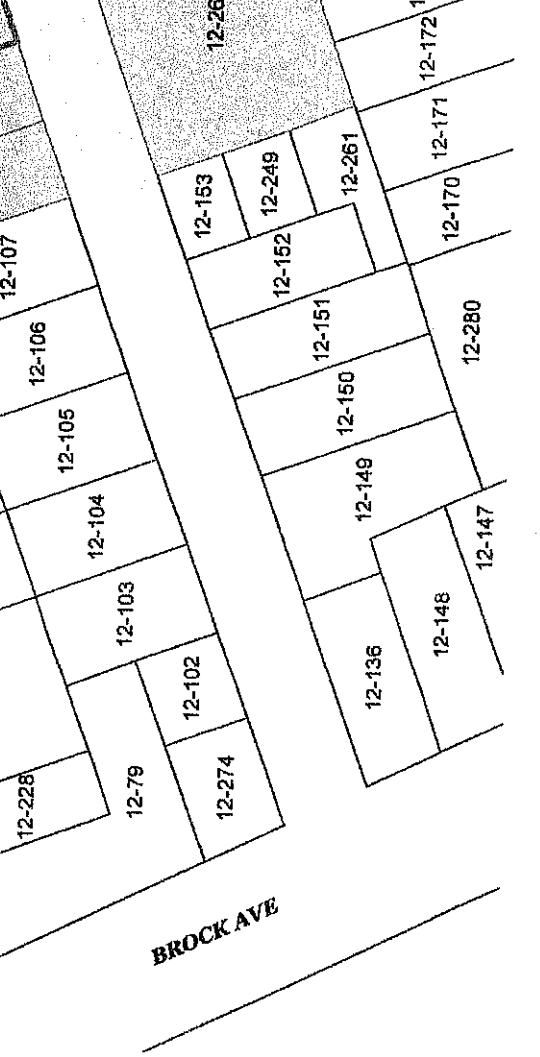
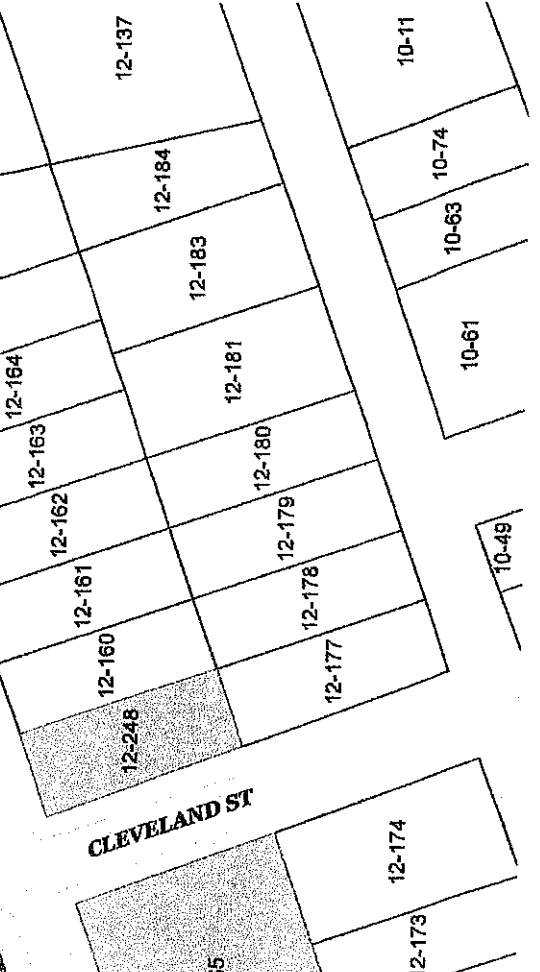
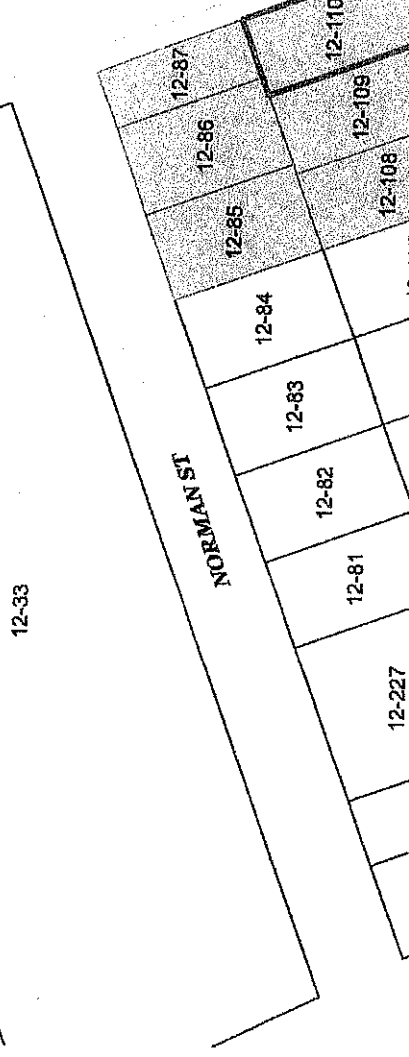
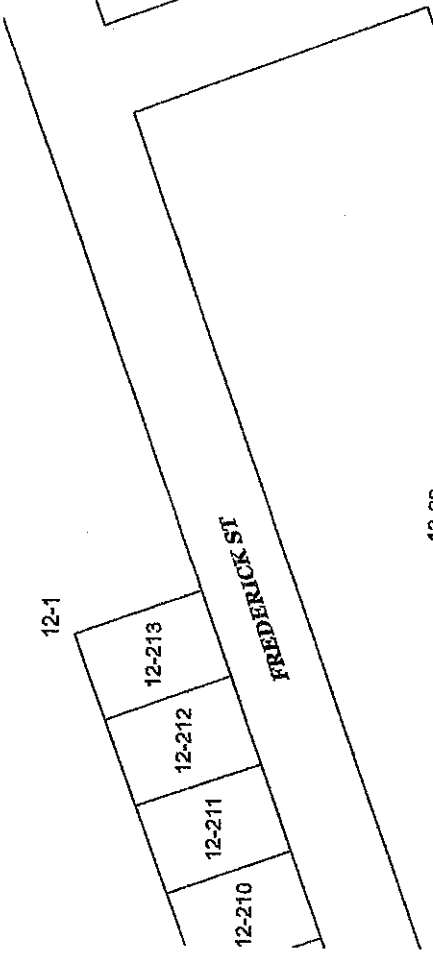
DEPARTMENT

June 25, 2015
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 273 Cleveland St (12-110) 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
12-248	126 CLARA ST	FRANCISCO PROPERTIES LLC, 1239 TUCKER ROAD DARTMOUTH, MA 02714 - 3145
12-265	283 CLEVELAND ST	VICENTE RUI "TRUSTEE", THE LIVING TRUST 283 CLEVELAND STREET NEW BEDFORD, MA 02744 - 2226
12-111	272-CLEVELAND ST 274	CORREIA MATTHEW V "TRUSTEE", CLEVELAND CORNER ASSOCIATES TRUST 15 SEAVIEW TERRACE NEW BEDFORD, MA 02744 - 1926
12-108	143-CLARA ST 145	MIRANDA JOAO C, MIRANDA MARIA D 145 CLARA STREET NEW BEDFORD, MA 02744 - 2206
12-109	135-CLARA ST 137	ROSE DAMARIS, P O BOX 5521 NEW BEDFORD, MA 02742 02744 - 2206
12-110	273 CLEVELAND ST	JOHNSON DANNY, C/O FEDERAL HOME LOAN-MRTG Soler, Hermelinda 5000 PLANO PARKWAY 273 Cleveland St CARROLLTON, TX 75010 New Bedford, MA 0274
12-112	127-CLARA ST 129	CORREIA MATTHEW V "TRUSTEE", CLEVELAND CORNER ASSOCIATES TRUST 15 SEAVIEW TERRACE NEW BEDFORD, MA 02744 - 1926
12-85	114-NORMAN ST 116	CHMIEL STEPHEN A, 114 NORMAN ST NEW BEDFORD, MA 02744 - 2220
12-86	110-NORMAN ST 112	CARREIRO CARLOS F, CARREIRO MARIA F 112 NORMAN STREET NEW BEDFORD, MA 02744
12-87	106-NORMAN ST 108	REBOCA ANTONIO C, REBOCA ROSA MARIA 106 NORMAN STREET NEW BEDFORD, MA 02744
12-88	100 NORMAN ST	MENDES ROBERT T, 100 NORMAN ST NEW BEDFORD, MA 02744



#14195 & #14196
 273 Cleveland St
 Variance & Special permit

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>	7/9/15
CITY PLANNING CITY HALL, ROOM 303	1	<i>[Signature]</i>	7/9/15
① CITY CLERK (Original) CITY HALL, ROOM 118	1	<i>[Signature]</i>	7/9/15
CITY SOLICITOR CITY HALL, ROOM 203	1	<i>[Signature]</i>	7/9/15
INSPECTIONAL SERVICES CITY HALL, ROOM 308	1	<i>[Signature]</i>	7/9/15
- PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<i>[Signature]</i>	7/10/15
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<i>[Signature]</i>	7/9/15
- FIRE DEPARTMENT 868 PLEASANT STREET 1204 Purchase St	1	<i>[Signature]</i>	7/9/15

4195 \$
4/96

ZBA SPECIAL PERMIT APPLICATION SUBMITTAL CHECKLIST

The following documentation must be submitted, in duplicate (1 Original and 11 Copies), containing all items described below:

- Completed & Signed Application
- (a) Existing Conditions Site Plan, drawn to a scale not less than 1 inch: 40 feet, (For example, drawings at 1" : 10', 1" : 20' or 1" : 30' scale are acceptable) identifying positioning of existing structures must be provided. Site Plan must show footprint and dimensions of Rear, Front and Side distances between structure(s) and boundary lines.

(b) Site Plan Identifying Proposed Plans, showing all proposed alterations or additions with side, front and rear set property lines identified.

- (c) Sub-Division Plans if Applicable
- A Certified Abutter's List - Room 109 \$5

(Compiled by Planning Dept. and Certified in Assessor's Office)

- Plot Plan (Available at Inspectional Services Dept.)

- Filing Fee (Check made out to the City of New Bedford) \$350

- Copy of Building Permit Rejection Packet

(Containing Rejected Building Permit and all information submitted with Building Permit Application)

- Appendix (Owner's Signature & Attached Deed for all Involved Parcels)

Available at
Log's at
of deeds

- ~~Development Impact Statement (DIS)~~
~~(per Chapter 9550 of the City of New Bedford Zoning Code)~~