

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. 4182

Petition for a VARIANCE

Date: March 5, 2015

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:	220-222 Shaw Street			
Assessor's Map(s):	110	Lot(s)	471	
Registry of Deeds Book:	10383	Page:	176	
Zoning District:	Residential C (RC)			
Applicant's Name (printed):	Natalia F. Araujo "Trustee", Shaw Realty Trust			
Mailing Address:	123 Nyes Lane	Acushnet	MA	02743
	(Street)	(City)	(State)	(Zip)
Contact Information:	774-930-5168			
	Telephone Number	Email Address		

CITY CLERK'S OFFICE
 NEW BEDFORD, MA
 2015 APR 24 P 2: 19
 CITY CLERK

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

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

- As-Built Plan
- Variance Application
- Certified Abutter's List
- Building Permit Rejection Packet
- Record Deed Book 10383 Page 176
- Filing Fee Check

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.

4/24/15 [Signature]
 Date Signature of Applicant

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

It would be a substantial financial hardship to tear down and rebuild the garage to reduce the height by 1.2'.

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

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)			
Lot Width (ft)			
Number of Dwelling Units			
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)	19.2	18	19.2
Front Setback (ft)			
Side Setback (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)			
Off-Street Parking Spaces			
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: Thompson Farland, Inc.
at the following address: 398 County Street, New Bedford, MA 02740
to apply for: Variance (Building Height)
on premises located at: 220-222 Shaw Street, New Bedford, MA 02745
in current ownership since: May 9, 2012
whose address is: 123 Nyes Lane, Acushnet, MA 02743
for which the record title stands in the name of: Natalia F. Araujo "Trustee", Shaw Realty Trust
whose address is: 123 Nyes Lane, Acushnet, MA 02743
by a deed duly recorded in the: Registry of Deeds of County: Bristol South Book: 10383 Page: 176
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.

4/24/15 Date
[Signature] Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Christian Farland

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: 3/4/2015

PLANNING

MAR 03 2015

DEPARTMENT

SUBJECT PROPERTY: MAP 110 LOT

471

LOCATION 220-222 Shaw Street

OWNER'S NAME Natalia F. Araujo

MAILING ADDRESS 220 Shaw Street, New Bedford, MA 02745

CONTACT PERSON Christian Farland

TELEPHONE NUMBER 508-717-3479

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 APR 24 P 2:19
CITY CLERK

REASON FOR REQUEST

Variance application for maximum garage height variance.

March 3, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 220-222 Shaw Street (110-471) 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
110-48	210 SHAW ST	VIERA DONALD, VIERA MARIA CONSTANCE 210 SHAW ST NEW BEDFORD, MA 02745-5345
110-46	135 CENTRAL AVE	SOARES JOYCE, P O BOX 50136 NEW BEDFORD, MA 02745-0005
110-10	131 CENTRAL AVE	FERREIRA BRENDA M, 131 CENTRAL AVE NEW BEDFORD, MA 02745-5260
110-9	206 SHAW ST 208	PORTE PIERRETTE, PERRY RONALD 206 SHAW ST NEW BEDFORD, MA 02745-5345
110-309	213 SHAW ST	ALLAIN ARTHUR ROGER, ALLAIN PAUL SIMEON 213 SHAW ST NEW BEDFORD, MA 02745-5344
110-110	143-CENTRAL AVE 145	FERNANDES ELIZABETH P "TRUSTEE", THE ELIZABETH P FERNANDES REVOCABLE TRUST - 2005 67 MENDALL ROAD ACUSHNET, MA 02743-1211
110-476	159-CENTRAL AVE 161	PACHECO MARY A, 82 NASH RD NEW BEDFORD, MA 02746-0337
110-463	149 CENTRAL AVE	FERNANDES ELIZABETH P "TRUSTEE", THE ELIZABETH P FERNANDES REVOCABLE TRUST - 2005 67 MENDALL ROAD ACUSHNET, MA 02743-1211
110-47	139 CENTRAL AVE	PERPETUA JOSE L, PERPETUA CARLOS M 139 CENTRAL AVE NEW BEDFORD, MA 02745-5260
110-482	232 SHAW ST	AMARAL ARTHUR, 107 AMOURA AVENUE VENICE, FL 34285-3245
110-483	230 SHAW ST	DEREE WILLIAM C, DEREER DEBORAH L 230 SHAW STREET NEW BEDFORD, MA 02745-5345
110-471	220 SHAW ST 222	ARAUJO NATALIA F "TRUSTEE", SHAW REALTY TRUST 123 NYES LANE ACUSHNET, MA 02743-1959
110-304	233 SHAW ST 235	ROCHFORD GENEVIEVE M, Anne M. Parisi + Gary M. Lopez 119 PECK STREET REHOBOTH, MA 02769-3008

March 3, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 480 Kempton Street (51-432) 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
110-307	219 SHAW ST	CORREIA MIA G, BARBOZA MARGARET P 219 SHAW ST NEW BEDFORD, MA 02745 - 5344
110-308	215 SHAW ST	CARVALHO TEOFILO D, CARVALHO CATARINA F 215 SHAW ST NEW BEDFORD, MA 02745 - 5344

WINGTON ST

110-299	110-300	110-301	110-302	110-303	110-304	110-305	110-307	110-308	110-309	110-310	110-311	110-312	
110-256	110-257	110-258	110-259	110-493	110-260	110-262	110-263	110-264	110-265	110-266	110-267	110-268	110-269

SHAW ST

110-19	110-185	110-470	110-469	110-482	110-483	110-471	110-48	110-9	110-23				
110-18	110-186	110-467	110-468	110-476	110-463	110-110	110-47	110-46	110-10	110-45	110-25	110-43	110-44
110-36	110-464	110-467	110-468	110-476	110-463	110-110	110-47	110-46	110-10	110-45	110-25	110-43	110-44

110-56	110-55	110-11	110-54	110-53
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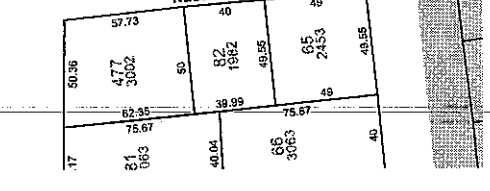
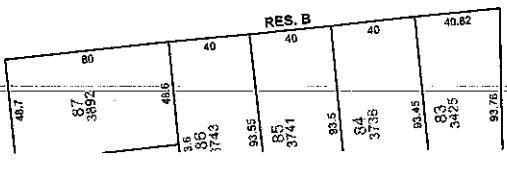
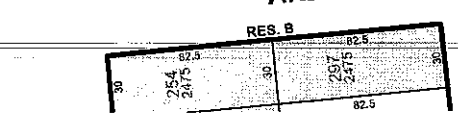
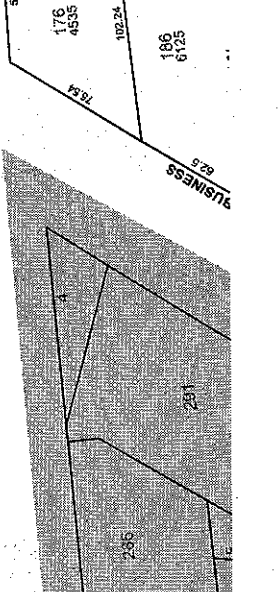
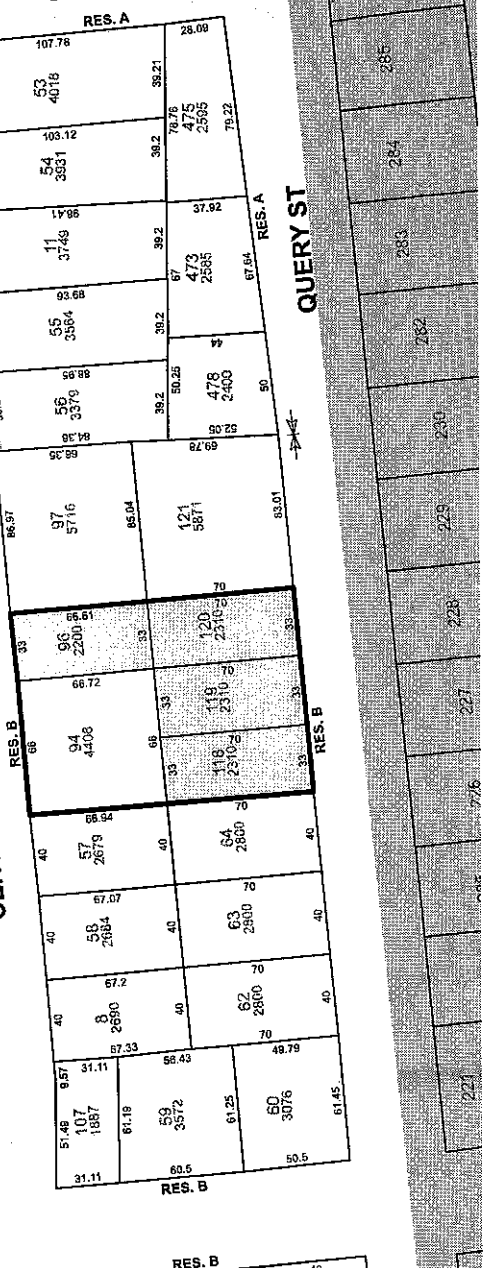
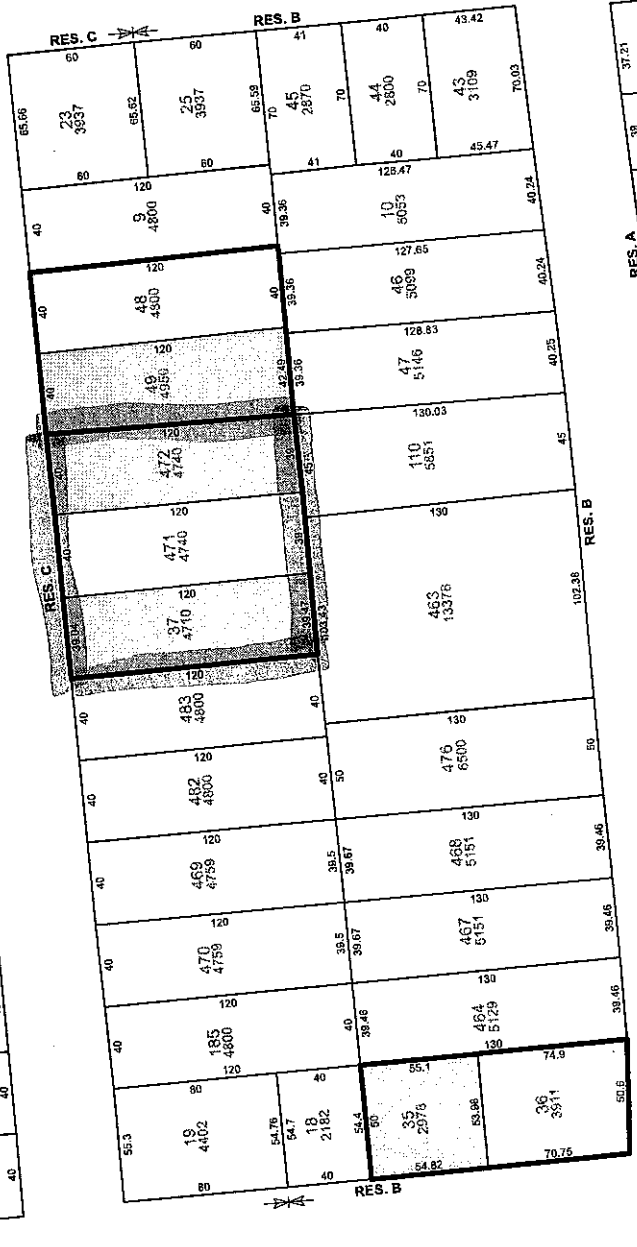
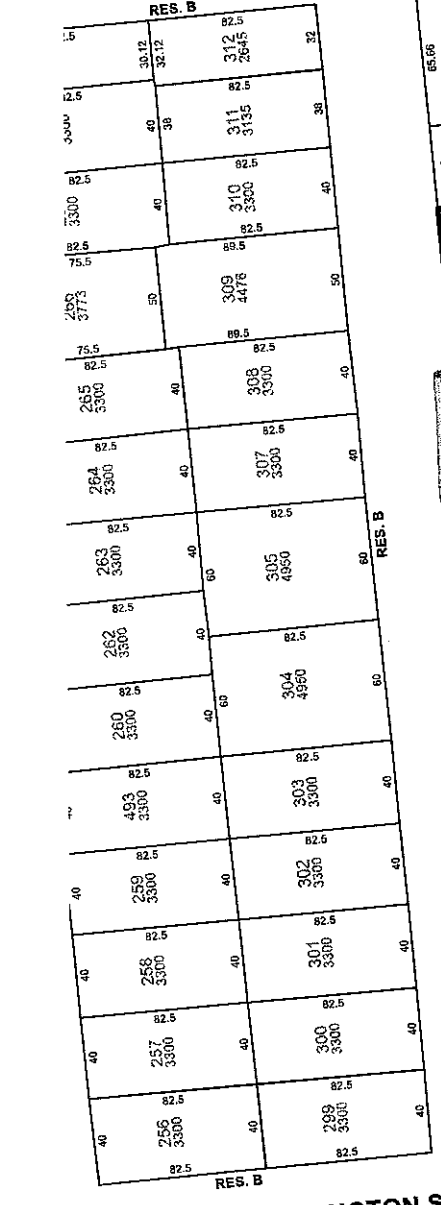
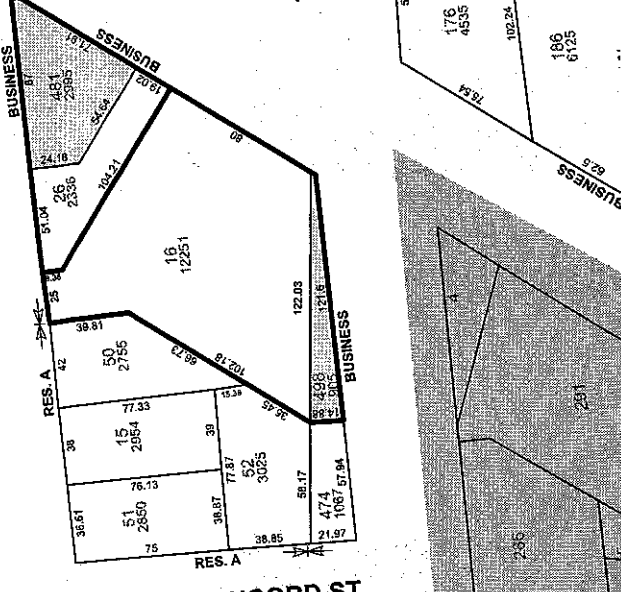
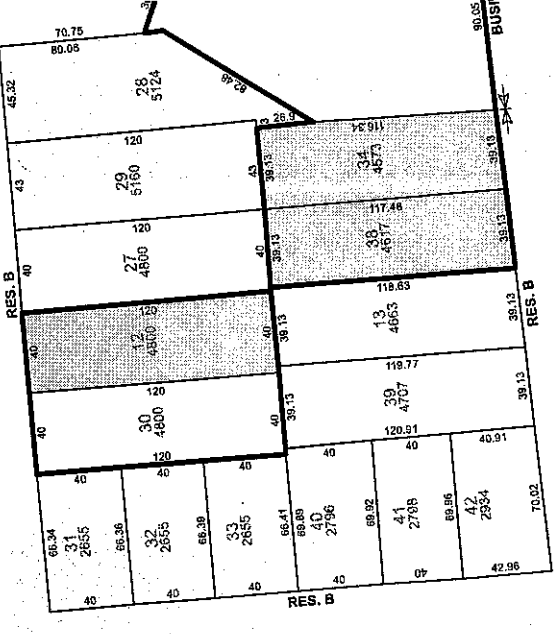
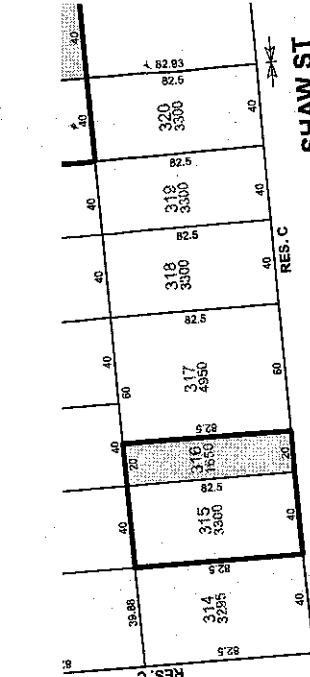
110-271	110-272	110
110-314	110-315	

SHAW ST

110-31	110-32	110-33	110-40	110-41	110-42
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CENTRAL

110-51	11
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#4182
220-222 Shaw St

DEPARTMENT SIGN-OFF SHEET

Variance

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>[Signature]</u>	4/24/15
CITY PLANNING CITY HALL, ROOM 303	1	<u>[Signature]</u>	4/24/15
CITY CLERK (Original) CITY HALL, ROOM 118	1	<u>[Signature]</u>	APR 24 2015
CITY SOLICITOR CITY HALL, ROOM 203	1	<u>[Signature]</u>	4/24/15
INSPECTIONAL SERVICES CITY HALL, ROOM 308	1	<u>[Signature]</u>	4-24-15
PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<u>[Signature]</u>	4/24/15
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<u>[Signature]</u>	4/24/15
FIRE DEPARTMENT 1204 PURCHASE STREET	1	<u>[Signature]</u>	