



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: 4177

Petition for a **VARIANCE**

Date: 3/20/15

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: 69 Sycamore St.

Assessor's Map(s): 65 Lot(s) 265

Registry of Deeds Book: BK 6105 Page: 265

Zoning District: RB

Applicant's Name (printed): Joseph E. Raposa

Mailing Address: 59 Evelyn St. Dartmouth, MA. 02747
(Street) (City) (State) (Zip)

Contact Information: (508) 993-0444 Telephone Number jraposa89@gmail.com 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.

3/20/15
Date

Joseph E. Raposa
Signature of Applicant

2. Dimensions of Lot(s) 50.11' X 96.25' Area 4805⁰
Frontage Depth Sq. Ft.

3. Number of buildings on lot 1

4. Size of existing buildings 2902⁰

5. Size of proposed buildings 2902⁰

6. Present use of premises RESIDENTIAL - 2 UNITS

7. Proposed use of Premises RESIDENTIAL - 2 UNITS

8. Extent of proposed alterations RENOVATION OF INTERIOR

9. Existing number of dwelling units & bedrooms 2 UNITS Proposed 2 UNITS
1ST FLOOR - 2 BEDROOMS → 2 BEDROOMS 2ND/3RD FLOOR 5 BEDROOMS → 4 BEDROOMS

10. For commercial uses, please complete the following: Existing Proposed

- a) Number of customers per day: _____
- b) Number of employees: N/A _____
- c) Hours of operation: N/A _____
- d) Days of operation: _____
- e) Hours of deliveries: _____
- f) Frequency of deliveries: Daily Weekly Monthly Other: N/A

11. Planning Board Site Plan Review and Special Permits:
NA 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. Explain what modifications are proposed that would require the requested Variance:
CODE UPGRADES + RENOVATION OF 3RD FLOOR
COTTAGE SET-UP.

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: _____

at the following address: _____

to apply for: _____

on premises located at: _____

in current ownership since: _____

whose address is: _____

for which the record title stands in the name of: _____

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL Book: 6105 Page: 265

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.

3/20/15

Date

[Signature]
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

CITY CLERKS OFFICE
NEW BEDFORD, MA

2015 MAR 25 A 10:16

CITY CLERK

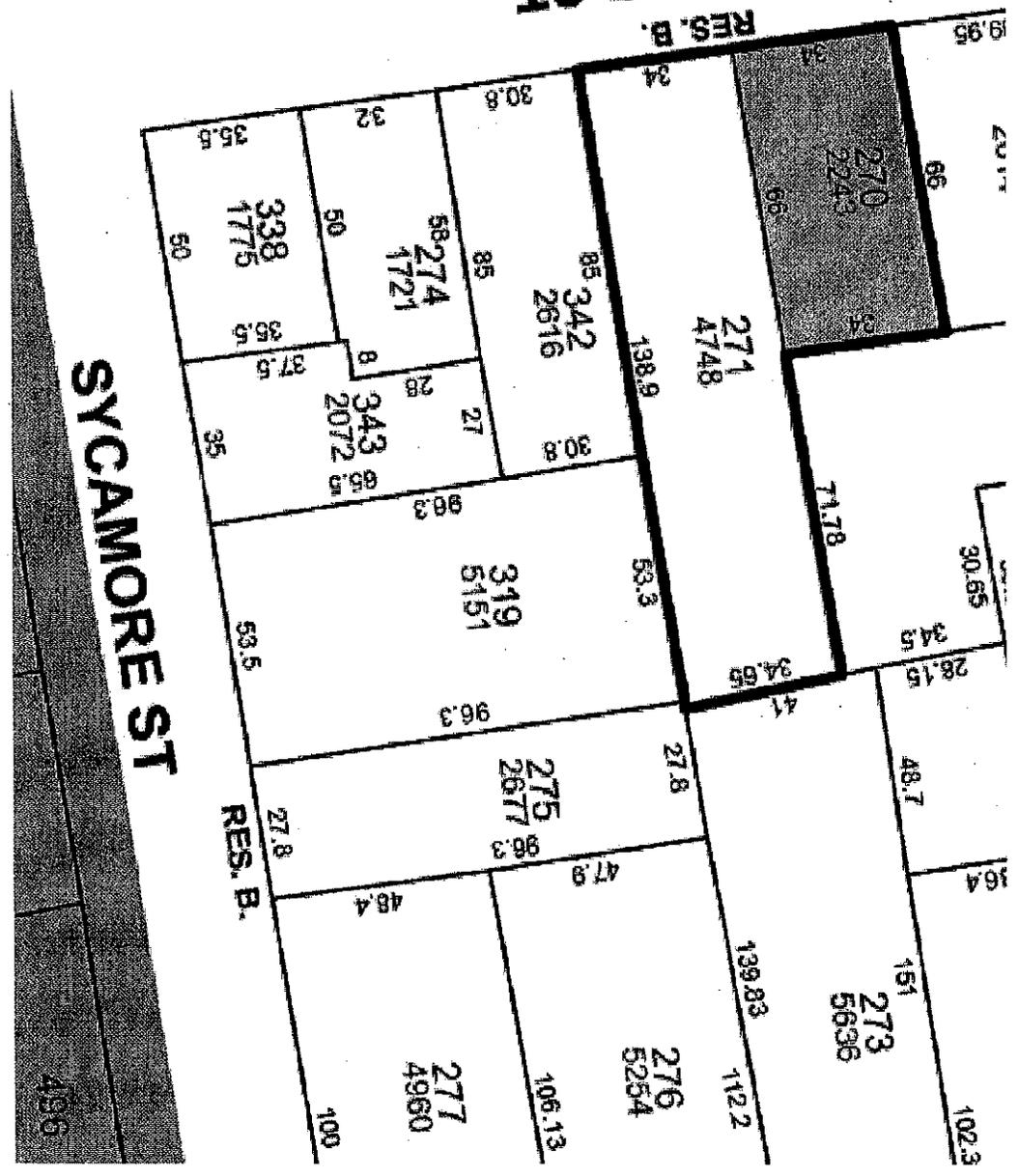
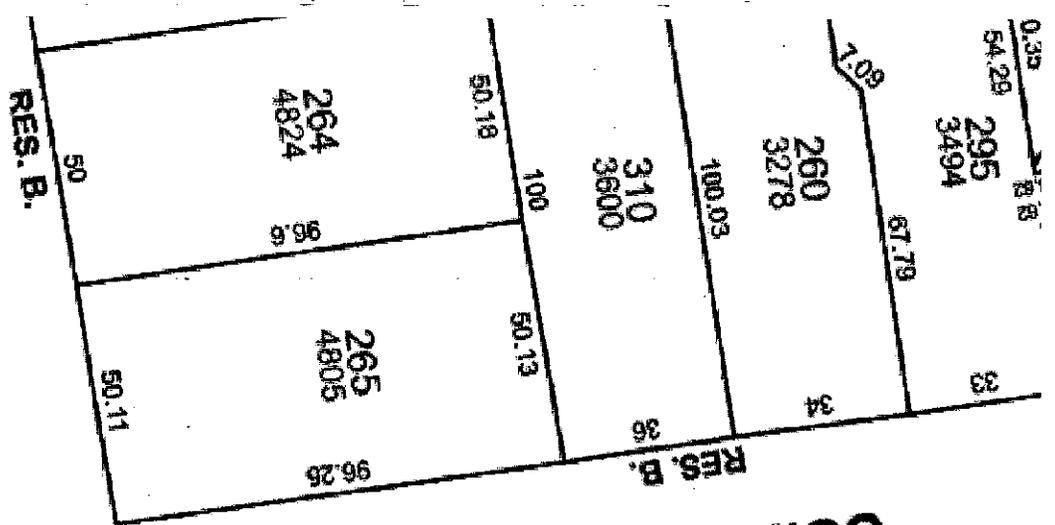
REQUIRED FINDINGS FOR GRANTING A VARIANCE

Required Findings: Massachusetts General Law Chapter 40A Section 10 requires the “permit granting authority” (which, in this instance is the Zoning Board of Appeals) to make ALL the following findings before a variance can be granted:

1. That there are circumstances relating to the soil conditions, shape or topography which especially affect the land or structure in question, but which do not affect generally the zoning district in which the land or structure is located;
2. That due to those circumstances especially affecting the land or structure, literal enforcement of the provisions of the Zoning Ordinance or By Law would involve substantial hardship, financial or otherwise, to the petitioner or appellant.
3. That desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance or Bylaw.
4. That desirable relief may be granted without substantial detriment to the public good.

***The full text of M.G.L. Chapter 40A, Section 10 can be viewed on the State website: <http://www.mass.gov/legis/laws/mgl/>**

PLOT PLAN



DEED

BK 61058 PG 265
03/31/03 01:30 DOC. 15400
Bristol, C.S.D.

QUITCLAIM DEED

JOSEPH RAPOSA,

of NEW BEDFORD, MASSACHUSETTS

for consideration paid, and in full consideration of (\$1.00)
ONE DOLLAR AND 00/100

grant to

JOSEPH RAPOSA AND EILEEN RAPOSA,

of 69 SYCAMORE STREET
NEW BEDFORD, MA 02740

as TENANTS BY THE ENTIRETY

WITH QUITCLAIM COVENANTS

(Description, and incumbrances, if any)

SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

69 SYCAMORE STREET
NEW BEDFORD, MA 02740

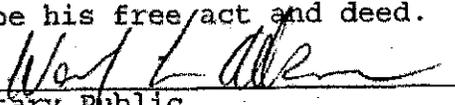
FOR TITLE REFERENCE SEE BOOK 4472 PAGE 105

Witness my hand and seal this March 25, 2003


Joseph Raposa

State of Massachusetts
County of Bristol

In on the 25th day of March 2003, before me personally
appeared Joseph Raposa to me known and known by me to be the
party executing the foregoing instrument and he acknowledged said
instrument, by him executed to be his free act and deed.


Notary Public
My Commission Expires:

WENDY L. ADKINS
comm exp: 12/18/09

Bristol South
Registry of Deeds

Not for Official Use

Not for Official Use

Not for Official Use

Exhibit A

The land in New Bedford, Bristol County, Massachusetts, with buildings and improvements thereon, bounded and described as follows:

- BEGINNING at the southwest corner of the premises to be conveyed at the point of intersection of the northerly line of Sycamore Street with the westerly line of Summer Street; thence
- WESTERLY by said Sycamore Street fifty (50) feet more or less to land formerly of Thomas Kempton, thence
- NORTHERLY by last named land ninety-five (95) feet ten (10) inches more or less to land formerly of Bethuel Penniman; thence
- EASTERLY by last named fifty (50) more or less to the westerly line of Summer Street; and thence
- SOUTHERLY by said Summer Street ninety-five (95) feet ten (10) inches more or less to the place of beginning

Containing seventeen and 734/1000 (17.734) rods, more or less.

Subject to and with the benefit of all easements, restrictions, conditions, provisions, rights, rights of way, covenants, orders, takings, agreements and reservations of record, insofar as the same may be in force and applicable.

Being the same premises conveyed by deed dated July 23, 1999 and recorded in Book 4472, Page 105 at the Bristol County Registry of Deeds.

Property address: 69 Sycamore Street
New Bedford, MA 02740

Bristol South
Registry of Deeds

Not for Official Use

Bristol South
Registry of Deeds

Not for Official Use

Bristol South
Registry of Deeds

' South
eds

ial Use
Not for

Location: 69 SYCAMORE ST

Parcel ID: 65 265

Zoning: RB

Fiscal Year: 2015

Current Owner Information:

RAPOSA JOSEPH E
RAPOSA EILEEN
69 SYCAMORE ST

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

03/31/2003

Sale Price:

\$100.00

Card No. 1 of 1

Legal Reference:

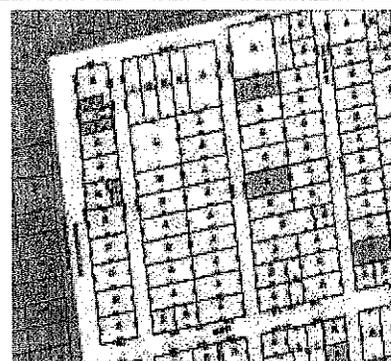
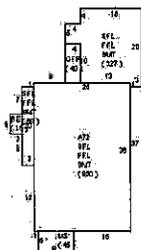
6105-265

Grantor:

RAPOSA,JOSEPH

This Parcel contains 0.110 acres of land mainly classified for assessment purposes as Two Fam with a(n) Two Family style building, built about 1840, having Wood Shingle exterior, Asphalt Shingles roof cover and 2902 Square Feet, with 2 unit(s), 10 total room(s), 4 total bedroom(s) 2 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
109600	59000	0	168600



Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013	
Tax Rate Res.:	15.73	Tax Rate Res.:	15.16	Tax Rate Res.:	14.33
Tax Rate Com.:	33.56	Tax Rate Com.:	31.08	Tax Rate Com.:	29.54
Property Code:	104	Property Code:	104	Property Code:	104
Total Bldg Value:	109600	Total Bldg Value:	110200	Total Bldg Value:	114400
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	59000	Total Land Value:	59000	Total Land Value:	71600
Total Value:	168600	Total Value:	169200	Total Value:	186000
Tax:	\$2,652.08	Tax:	\$2,565.07	Tax:	\$2,665.38

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, Carla Spada, 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: 3/24/2015

SUBJECT PROPERTY:

MAP 65 LOT 265

LOCATION 69 SYCAMORE ST

OWNER'S NAME JOSEPH RAPOSA

MAILING ADDRESS _____

CONTACT PERSON _____

TELEPHONE NUMBER 774-930-8155

EMAIL ADDRESS _____

REASON FOR REQUEST: ZBA VARIANCE - DIMENSIONAL

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 MAR 29 A 10:40
CITY CLERK

\$5/eh.

PLANNING
MAR 20 2015
DEPARTMENT

PLANNING
MAR 2 2015
DEPARTMENT

March 23, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 69 Sycamore Street (65-265) 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
65-271	164 SUMMER ST	SARGENT WILLIAM E JR, 164 SUMMER ST NEW BEDFORD, MA 02740 -5309
65-260	167 SUMMER ST	DESILVA GUALTER, DESILVA FILOMENA S P O BOX 80412 S DARTMOUTH, MA 02748-0142
65-264	71 SYCAMORE ST	MENARD MARC A "TRUSTEE", MENARD RICHARD J "TRUSTEE" 71 SYCAMORE ST <i>Ronald E. White, Sylvia White</i> NEW BEDFORD, MA 02740 -5361
65-338	158 SUMMER ST	BORGES PAMELA HAWES-, C/O PAMELA BORGES DOS SANTOS 115 SUMMER STREET NEW BEDFORD, MA 02740 -5242
58-33	155 SUMMER ST	LISBON MICHAEL A JR, 155 SUMMER STREET NEW BEDFORD, MA 02740 -5246
58-41	154 SUMMER ST	SANTOS ALINE R, 154 SUMMER ST NEW BEDFORD, MA 02740 -5247
65-259	100 CHESTNUT ST	DEAN BRIAN K, DEAN JANICE E 100 CHESTNUT ST NEW BEDFORD, MA 02740 -5324
58-32	70 SYCAMORE ST	HARRIS GLEN C, JOHNSTON NANCY E <i>Crisanto + Pamela</i> 780 PLEASANT STREET <i>115 Summer St</i> RAYNHAM, MA 02767 <i>NB, MA 02740-5242</i>
65-263	73 SYCAMORE ST	DANE MICHAEL E, DANE JEAN DANE 73 SYCAMORE ST NEW BEDFORD, MA 02740 -5374
65-274	160 SUMMER ST	KRUGER MARY P, 160 SUMMER ST NEW BEDFORD, MA 02740 -5309
65-265	69 SYCAMORE ST	RAPOSA JOSEPH E, RAPOSA EILEEN 69 SYCAMORE ST NEW BEDFORD, MA 02740 -5361
65-261	96 CHESTNUT ST	CORREIA DANIEL JOHN, CORREIA GEORGETTE LOUISE 96 CHESTNUT STREET NEW BEDFORD, MA 02740 -5324
65-342	162 SUMMER ST	MCMULLEN STEVEN, MCMULLEN SHARLEEN 162 SUMMER STREET NEW BEDFORD, MA 02740 -5309
65-310	165 SUMMER ST	NUNO LISA M PO BOX 40253 NEW BEDFORD, MA 02744 -0003

387
65-165

65-167
65-169
65-170
SMITH ST

5-379
65-250
65-368
65-251

65-252
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65-254
65-354

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65-343
65-319
65-275
65-276
65-277
65-273

58-41
58-473
58-9
58-43
58-45
58-47
58-49
58-500
58-42
58-44
58-46
58-496
58-50

69 Sycamore 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	<u>Ann Lovell</u>	
CITY PLANNING CITY HALL, ROOM 303	1	<u>Ann Lovell</u>	
CITY CLERK (Original) CITY HALL, ROOM 118	1	<u>Elizabeth Marguerite</u>	
CITY SOLICITOR CITY HALL, ROOM 203	1	<u>Maria Capristo</u>	3/25/15
INSPECTIONAL SERVICES CITY HALL, ROOM 308	1	<u>Pat Lanzoni</u>	3-25-15
→ PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE WATER	1	<u>Angela Fisher</u>	3/25/15
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<u>Strongis</u>	3/25/15
→ FIRE DEPARTMENT 1204 PURCHASE STREET	1	<u>Caryn Pedro</u>	3/25/15