



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET - ROOM 308
NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code of Ordinances – Chapter-9

ES Lambeth St.

Plot: 125 A – Lot: 477,478,479,486 Res. B

Single family dwelling

Zoning Board of Appeals

Variance required

Sections:

2700. DIMENSIONAL REGULATIONS

2710. GENERAL.

2720. TABLE OF DIMENSIONAL REQUIREMENTS.

APPENDIX B. - lot frontage

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C21, S750A

The debris will be disposed of in: SFL Roll-off (Location of Facility)

Signature of Permit Applicant _____

Date 11/5/14

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence or building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: New Home Est. Cost \$100,000.

Address of Work: 45 Lombeth St

Owner Name: Billy Henbuckley Trust Date of Permit Application: 11/5/14

I hereby certify that: Registration is not required for the following reason(s):

Work excluded by law Job under \$1,000 Building not owner-occupied Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date 11/5/14 Contractor Signature [Signature] Registration No. CS-06736

OR: Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____ Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected Variance ZBA
Reason For Rejection: SEE ATTACHED PAPERWORK
Fee _____
Permit # _____

Comments and Conditions:

Signed Danny M. Romanowski Date: _____ 20____
Title _____

EDGEWOOD

(B. OF S.)

ST.

RES. B.		RES. B.	
40.18	80	40.18	80
482	483	482	483
11.81	11.81	11.81	11.81
<u>3214</u>	<u>3214</u>	<u>3214</u>	<u>3214</u>
80	80	80	80
481	484	481	484
11.75	11.75	11.75	11.75
<u>3200</u>	<u>3200</u>	<u>3200</u>	<u>3200</u>
80	80	80	80
480	485	480	485
11.75	11.75	11.75	11.75
<u>3200</u>	<u>3200</u>	<u>3200</u>	<u>3200</u>
80	80	80	80
479	486	479	486
11.75	11.75	11.75	11.75
<u>3200</u>	<u>3200</u>	<u>3200</u>	<u>3200</u>
80	80	80	80
478	487	478	487
11.75		11.75	
<u>3200</u>		<u>3200</u>	
80		80	
477		477	

RES. B.

RES. B.

NEW BEDFORD CODE

occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.

2527. Parking generated by the home occupation shall be accommodated off-street, other than in a required front yard, and such parking shall not occupy more than 35% of lot area.

2528. The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment. (Ord. of 12-23-03, § 1)

2600. LOW LEVEL RADIOACTIVE WASTE.

2610. **Low-level radioactive waste or nuclear waste facilities.** No facility may be located within the City of New Bedford, the primary purpose or principal activity of which is the commercial collection, processing, reprocessing, storage, burial, incineration, disposal or brokerage of radioactive wastes, including but not limited to waste classified as, low-level radioactive waste. (Ord. of 12-23-03, § 1)

2700. DIMENSIONAL REGULATIONS.

2710. General. No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this section, unless exempted by this Ordinance or by statute.

→ 2711. Lot change. No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this ordinance with respect to the size of lots or yards or to create a non-conformity or increase the degree of nonconformity that presently exists.

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. Recorded Lots. A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this section provided such lot or parcel of land was shown on a plan or described in a duly recorded deed or registered at the time of adoption of this ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel. (Ord. of 12-23-03, § 1)

2720. **Table of Dimensional Requirements.** See Appendix B. (Ord. of 12-23-03, § 1)

**APPENDIX B
TABLE OF DIMENSIONAL REGULATIONS**

Section 2.02 DISTRICTS

TABLE INSET:

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	IA	It
Minimum Lot Size (sq. ft.)	8,000	8,000 for uses allowed in RA; 10,000 for two-family units	8,000 for uses allowed in RA; 10,000 for two-family units; 15,000 for 3 or more family units	16,000	8,000 for uses allowed in residence A; 10,000 for two-family units; 15,000 for 3 or more family units	0	0	0
Density of Dwelling Units per Lot	1 per 10,000 sq. ft.	1 per 10,000 sq. ft. for single-family; 1 per 5,000 sq. feet for two-family	1 per 10,000 sq. ft. for single-family; 1 per 5,000 sq. feet for two-family; 1 per 1,000 sq. feet for three or more family	1 per 16,000 sq. ft.	1 per 10,000 sq. ft. for single-family; 1 per 5,000 sq. feet for two-family; 1 per 1,000 sq. feet for three or more family	N/A	N/A	N
Lot Frontage (ft.)	75	75 for uses allowed in RA; 100 for two-family	75 for uses allowed in RA; 100 for two-family; 150 for 3 or	150	75 for uses allowed in RA; 100 for two-family; 150 for 3 or more family; 0 for other	0	0	0