



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

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9

52 UNION ST PLOT:47 LOT:37 ZONING-IA

Zoning Code Review as follows:

A VARIANCE IS REQUIRED

❖ SECTIONS

- SECTION 3000 GENERAL REGULATIONS
- 3100 PARKING AND LOADING
- 3110 APPLICABILITY
- 3130 TABLE OF PARKING AND LOADING REQUIREMENTS
- APPENDIX C

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 C111, S150A

The debris will be disposed of in: ABC Disposal
(Location of Facility)

Signature of Permit Applicant _____

Date 6/17/2016

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 of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: Interior Alteration of Space For Brew Pub Est. Cost \$240,000.00

Address of Work: 52 Union Street

Owner Name: Moby Dick Brewing Company Date of Permit Application: _____

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 _____ Contractor Signature _____

Registration No. _____

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 Rejection Date 6-22 2016

Reason For Rejection:

"SEE ATTACHMENTS"

Fee _____

Permit # _____

Comments and Conditions:

Signed Danny O'Rourke Date: _____ 20 _____

Title _____

Not valid unless signed (not stamped) by Building Commissioner



City of New Bedford, Massachusetts
 Building Department
 Application for Plan Examination
 and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED: _____
 RECEIVED BY: _____
 ISSUED BY: _____

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

Permit No. _____
 Completion Date _____

(AT LOCATION) 52 UNION ST. (NO) (STREET)
 BETWEEN S. WATER (CROSS STREET) AND JFK BLVD (CROSS STREET)
 PLOT 47 LOT 37 DISTRICT 1A ACCEPTED STREET _____
 PLANS FILED. YES NO

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 New Building
- 2 Addition (if residential, enter number of new housing units added, if any, in Part D, 14)
- 3 Alteration (if residential, enter number of new housing units added, if any, in Part D, 14)
- 4 Repair, replacement
- 5 Demolition (if multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)
- 6 Moving (relocation)
- 7 Foundation only

D.1 PROPOSED USE — For demolition most recent use

Residential

- 13 One family
- 14 Two or more family — Enter number of units _____
- 15 Transient hotel, motel, or dormitory — Enter number of units _____
- 16 Garage
- 17 Carport
- 18 Other — Specify _____

Nonresidential

- 19 Amusement, recreational
- 20 Church, other religious
- 21 Industrial
- 22 Parking garage
- 23 Service station, repair garage
- 24 Hospital, institutional
- 25 Office, bank, professional
- 26 Public utility
- 27 School, library, other educational
- 28 Stores, mercantile
- 29 Tanks, towers
- 30 Funeral homes
- 31 Food establishments
- 32 Other — Specify _____

B. OWNERSHIP

- 8 Private (individual, corporation, nonprofit institution, etc.)
- 9 Public (Federal, State, or local government)

D.2. Does this building contain asbestos?

YES NO If yes complete the following:
 Name & Address of Asbestos Removal Firm: _____

Submit copy of notification sent to DEQE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed

C. COST

- 10. Cost of construction \$ 120,000 (Omit cents)
- To be installed but not included in the above cost:
 - a. Electrical 40,000
 - b. Plumbing 50,000
 - c. Heating, air conditioning 30,000
 - d. Other (elevator, etc.) N/A
- 11. TOTAL VALUE OF CONSTRUCTION 210,000
- 12. TOTAL ASSESSED BLDG. VALUE 157,000

D.3. Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

INTERIOR ALTERATION OF SPACE FOR BROW PUB / NO PARKING SPACES

III. SELECTED CHARACTERISTICS OF BUILDING —

For new buildings complete part E through I. For demolition, complete only parts G; H & I. For all others, (additions, alterations, repairs, moving, foundation), complete E through I.

E. PRINCIPAL TYPE OF FRAME

- 33 Masonry (wall bearing)
- 34 Wood frame
- 35 Structural steel
- 36 Reinforced concrete
- 37 Other — Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 43 Public or private company
- 44 Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45 Public or private company
- 46 Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 38 Gas
- 39 Oil
- 40 Electricity
- 41 Coal
- 42 Other — Specify _____

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system? TO BE ADDED
- 47 YES 48 NO
- Will there be central air conditioning?
- 49 Yes 50 No
- Will there be an elevator?
- 51 Yes 52 No

J. DIMENSIONS

- 53 Number of stories 2
- 54 Height 21
- 55 Total square feet of floor area, all floors based on exterior dimensions 9188 sq ft
- 56 Building length 41'-10" EXH
- 57 Building width 41'-9" EXH
- 58 Total sq. ft. of bldg. footprint 4144
- 59 Front lot line width SAME B/LG
- 60 Rear lot line width SAME B/LG
- 61 Depth of lot 105'
- 62 Total sq. ft. of lot size 105'
- 63 % of lot occupied by bldg. (58-62) 0
- 64 Distance from lot line (front) 0
- 65 Distance from lot line (rear) 0
- 66 Distance from lot line (left) 0
- 67 Distance from lot line (right) 0

OTHER APPLICABLE REVIEWS

K. FLOODPLAIN

Is location within flood hazard area? yes NO
 If yes, zone : _____ and base elevation _____

L. WETLANDS PROTECTION

Is location subject to flooding? NO
 Is location part of a known wetland? NO
 Has local conservation commission reviewed this site? _____

IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
MOB/DICK BERNING COMPANY	8 Village Road Leheville MA	02347	508 1824-8605
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
		HOME IMP #	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
CALDWELL ARCH. ASSOCIATES INC	188 PLEASANT ST. NEW BEDFORD, MA 02740	20537	508 992-2100
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
		6/21/11	

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.

 188 PLEASANT ST. NEW BEDFORD MA
 Applicant's Signature Address City

Location: 52 UNION ST

Parcel ID: 47 37

Zoning: IA

Fiscal Year: 2016

Current Owner Information:
MARDER MANAGEMENT CORP

22 SO WATER ST

NEW BEDFORD , MA 02740

Current Sales Information:**Sale Date:**

12/31/1989

Sale Price:

\$0.00

Card No. 1 of 1

Legal Reference:

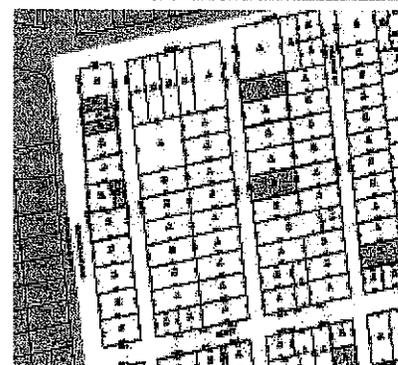
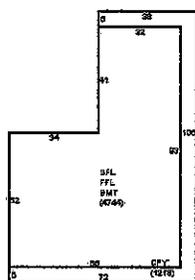
13245

Grantor:

N/A

This Parcel contains 0.111 acres of land mainly classified for assessment purposes as OFFICE with a(n) General Office style building, built about 1927, having Brick exterior, Tar&Gravel roof cover and 9488 Square Feet, with 3 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 7 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
487800	155000	0	642800



Fiscal Year 2016		Fiscal Year 2015		Fiscal Year 2014	
Tax Rate Res.:	16.49	Tax Rate Res.:	15.73	Tax Rate Res.:	15.16
Tax Rate Com.:	35.83	Tax Rate Com.:	33.56	Tax Rate Com.:	31.08
Property Code:	340	Property Code:	340	Property Code:	340
Total Bldg Value:	487800	Total Bldg Value:	453800	Total Bldg Value:	453800
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	155000	Total Land Value:	137300	Total Land Value:	154600
Total Value:	642800	Total Value:	591100	Total Value:	608400
Tax:	\$23,031.52	Tax:	\$19,837.32	Tax:	\$18,909.07

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

SECTION 3000. - GENERAL REGULATIONS.

□□□□□

3100. - PARKING AND LOADING.

□□□□□

3110. Applicability. Every building erected, enlarged, converted, or relocated and each use or change of use of land shall be provided with off-street parking spaces and off-street loading spaces in accordance with Section 3130, Table of Parking Requirements.

3111. In the event of the enlargement of a structure existing on the effective date of the ordinance from which this Section is derived, or the construction or relocation of additional structures on a lot, after such effective date, the regulations of this Section shall apply only to the enlargement, construction or relocation thereof, except that any off-street parking and off-street loading facilities established to serve any buildings and any uses prior to such effective date shall not be reduced below the required number.

3112. For a building or premises used for combined purposes, the number of off-street parking spaces and off-street loading spaces shall be determined as the sum of the required number of spaces in each component of the combined use.

3113. Where the computation of required parking spaces and loading spaces result in a fractional number, the required parking spaces shall be the next whole number.

(Ord. of 12-23-03, § 1)

3120. Special Permit. Any parking or loading requirement set forth herein may be reduced upon the issuance of a special permit by the Planning Board if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit. Such cases might include:

3121. Use of a common parking lot for separate uses having peak demands occurring at different times;

3122. Age or other characteristics of occupants of the facility requiring parking which reduces auto usage;

3123. Peculiarities of the use which make usual measures of demand invalid;

3124. Availability of on-street parking or parking at nearby municipally owned facilities.

3125. Where a special permit is granted, a reserve area, to be maintained indefinitely as landscaped open space, may be required sufficient to accommodate the difference between the spaces otherwise required and the spaces reduced by special permit. The parking/site plan shall show (in dotted outline) how the reserve area would be laid out in to provide the otherwise required number of spaces.

(Ord. of 12-23-03, § 1)

3130. Table of Parking and Loading Requirements. See Appendix C.

(Ord. of 12-23-03, § 1)

3140. Location and Layout of Parking and Loading Facilities. Off-street parking and loading, for facilities other than single- or two-family residences, may be provided in structures or in the open air, and shall be subject to the following regulations pertaining to their layout and location:

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
<p>One-family dwelling Two-family dwelling Multi-family (3) or more per structure</p>	<p>Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit</p>	<p>One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units</p>
<p>Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes</p>	<p>One (1) space per each employee per shift, who does not reside on the premises; one (1) space per guest room, dwelling parking requirements, if applicable</p>	<p>One (1) loading space for each building containing more than 20 guest rooms</p>
<p>Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations</p>	<p>One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area</p>	<p>One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area</p>
<p>Fast-food drive-in, carry-out restaurants</p>	<p>One (1) space per each employee per shift for a minimum of five (5) spaces plus one (1) space per 100 sq. ft. of gross floor area with a minimum of twenty (20) spaces</p>	<p>One (1) loading space for each building</p>
<p>Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein</p>	<p>One (1) space per each 200 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises. After 20,000 sq. ft. gross floor area, one space per 400 sq. ft.</p>	<p>One loading space for each building containing more than 5,000 and less than 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor</p>

Businesses engaged in retail sale, rental, repair, servicing, storage and distribution of motor vehicles, trailers, campers, boats, furniture or building materials	One (1) space per each 400 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises	area
Hospital, convalescent homes, nursing homes, rest homes or homes for the aged	One (1) space per three (3) beds, three (3) space Drop-Off Zone.	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area.
Places of assembly, including theaters, veterans, fraternal, social and recreational clubs and organizations not operated for a profit; facilities primarily for the education and instruction of persons sixteen (16) yrs. of age and older; taxi, bus & railroad passenger terminals; auditoriums, theaters, bowling alleys and dance halls; sports facilities; places of worship; funeral homes	One (1) space per five (5) seats for which the building is designed or one (1) spaces for each 200 sq. ft. of gross floor area whichever results in the greatest number	Two (2) loading spaces for buildings containing 100,000 sq. ft. or more of gross floor area
Businesses engaged in the manufacturing, processing, assembly, fabrication of products, including research and testing laboratories and facilities	One (1) space per each 500 sq. ft. of gross floor area plus one (1) space for each vehicle used in conducting the business	Two (2) loading spaces for each building containing 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each
Businesses engaged in the warehousing and distribution of goods & materials including building & construction contractors, equipment & supplies on premises, motor freight terminal, facilities for storing & servicing of motor vehicles used in conducting a business or public transportation, industrial machinery & equipment,	One (1) space per 1500 sq. ft. of gross floor area up to 15,000 sq. ft. Thereafter, one (1) additional space for each 5,000 sq. ft. or portion thereof in excess of 15,000 sq. ft., plus one (1) space for each vehicle utilized in the business	additional 25,000 sq. ft. of gross floor area or for each fifteen (15) feet of dock, platform or opening in the building where the loading or unloading of commodities is intended to occur, whichever is the greatest

grain, petroleum products & junkyards		
Schools, Adult Day Care Centers, Day Care Centers, excluding family day care homes	One (1) space for each employee in addition to three (3) space Drop-Off Zone	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for buildings containing 100,000 sq. ft. or more of gross floor area
Group Homes	One (1) space for each employee per shift	One (1) loading space for each building containing more than twenty (20) guest rooms
Family Day Care Home, Large Family Day Care Home	One (1) space for each non-resident employee in addition to residential parking requirement	N/A

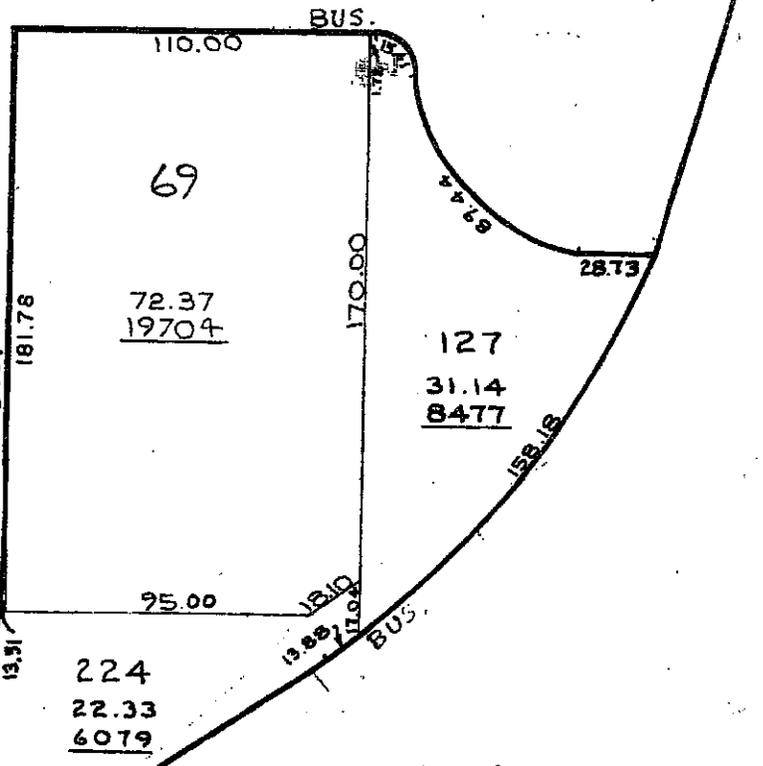
(Ord. of 12-23-03, § 1)

3

UNION STREET

IND. A					
66.5	29.82	26.42	36.81	36.0	41.75
37	240	38	39	40	41
17.70	5.75	5.13	7.00	6.88	7.97
<u>4820</u>	<u>1565</u>	<u>1398</u>	<u>1907</u>	<u>1872</u>	<u>2171</u>
33.83	29.82	26.42	36.54	36.0	41.75
93.2	52.5	52.50	52.50	52	52
IND. A	IND. A				IND. A
40.69	44	18.00	189	12.82	
41.19		<u>4906</u>		<u>3490</u>	
32.67	119.5	40.72	85.5	40.72	
	119.5		85.5		

COMMERCIAL STREET



WATER STREET

DRIVE

HWY.

297.20 BUS.

BUS.

BUS.

BUS.

BUS.

92