



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 Review Code of Ordinances – Chapter-9

330-332 Hathaway Blvd. – Plot: 82– Lot: 225 – Zoned District: MUB

Zoning Review: Special Permit Required From Z.B.A

Special permit For Reduction of Parking-Planning Board

Zoning Code Review as follows:

Special Permit –Z.B.A

• SECTIONS

- 2200 Use Regulations
- 2210 General
- 5300-5330/5360-5390/ Special Permit
- Appendix-A Table of Principle Use Groups
- Commercial #23Restaurant/Fast Food
- ***Special Permit –Planning Board***

❖ SECTIONS

- 3100 – Parking and Loading
- 3110 –3113 Applicability
- 3120-3125 Special Permit
- 3130 Table of Parking & Loading Requirements
- Fast Food Carry-Out /25 Spaces Required



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

FOR BUILDING DEPT. USE

DATE RECEIVED: _____

RECEIVED BY: _____

ISSUED BY: MAR 23 2018

RC

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

(AT LOCATION)

330-332 Hathaway Blvd.

(NO)

(STREET)

BETWEEN

(CROSS STREET)

AND

(CROSS STREET)

PLOT

82

LOT

225

DISTRICT

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

D1 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)

D2. Does this building contain asbestos?

☐ YES ☒ NO If yes complete the following:

Name & Address of Asbestos Removal Firm: _____

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

C. COST

(Omit cents)

10. Cost of construction _____ \$ 20,000-
To be installed but not included in the above cost
a. Electrical _____
b. Plumbing _____
c. Heating, air conditioning _____
d. Other (elevator, etc.) _____
11. TOTAL VALUE OF CONSTRUCTION _____
12. TOTAL ASSESSED BLDG. VALUE _____

D3. 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.

take-out Food establishments

III. SELECTED CHARACTERISTICS OF BUILDING —

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

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)

J. DIMENSIONS

- 53 Number of stories _____
54 Height _____
55 Total square feet of floor area, all floors based on exterior dimensions _____
56 Building length _____
57 Building width _____
58 Total sq. ft. of bldg. footprint _____
59 Front lot line width _____
60 Rear lot line width _____
61 Depth of lot _____
62 Total sq. ft. of lot size _____
63 % of lot occupied by bldg. (56+57) _____
64 Distance from lot line (front) _____
65 Distance from lot line (rear) _____
66 Distance from lot line (left) _____
67 Distance from lot line (right) _____

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?
47 ☐ YES 48 ☐ NO
Will there be central air conditioning?
49 ☐ Yes 50 ☐ No
Will there be an elevator?
51 ☐ Yes 52 ☐ No

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 (Location of Facility)

Signature of Permit Applicant _____

Date 3/22/10

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: CROWN CHICKEN - TAKE OUT FOOD ESTABLISHMENT Est. Cost _____

Address of Work: 330-332 HATHAWAY BLVD.

Owner Name: _____ 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. _____
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 ☒ SPECIAL PERMIT - ZBA

Reason For Rejection: SPECIAL PERMIT - Reduction of Parking Planning Board
"See Attachments"

Fee

Permit # 618-640

Comments and Conditions:

Signed: Danny M. Rommowicz Date: 3-29 2010

Title: Building Commissioner
Not valid unless signed (not stamped) by Building Commissioner

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? _____

Is location part of a known wetland? _____

Has local conservation commission reviewed this site? _____

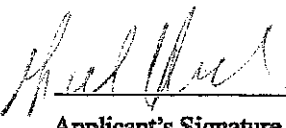
IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Rahmanz, inc (CFC)	146 Mathew St.		
Nazir A Rahmany	New Bedford MA	02740	
E-mail Address:			
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Quality Construction Inc	120 Lewin St. #29	LICENSE # 5094698	617-221-5152
Hosam Mahmoud	Fall River, MA	02720	
E-mail Address:	Quality Construction@hotmail.com	HOME IMP # 189801	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
James Smith	522 Bay Lane	LICENSE # 9387	774-322-1422
E-mail Address:	Centerville, MA	02632	
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
		3/22/18	

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

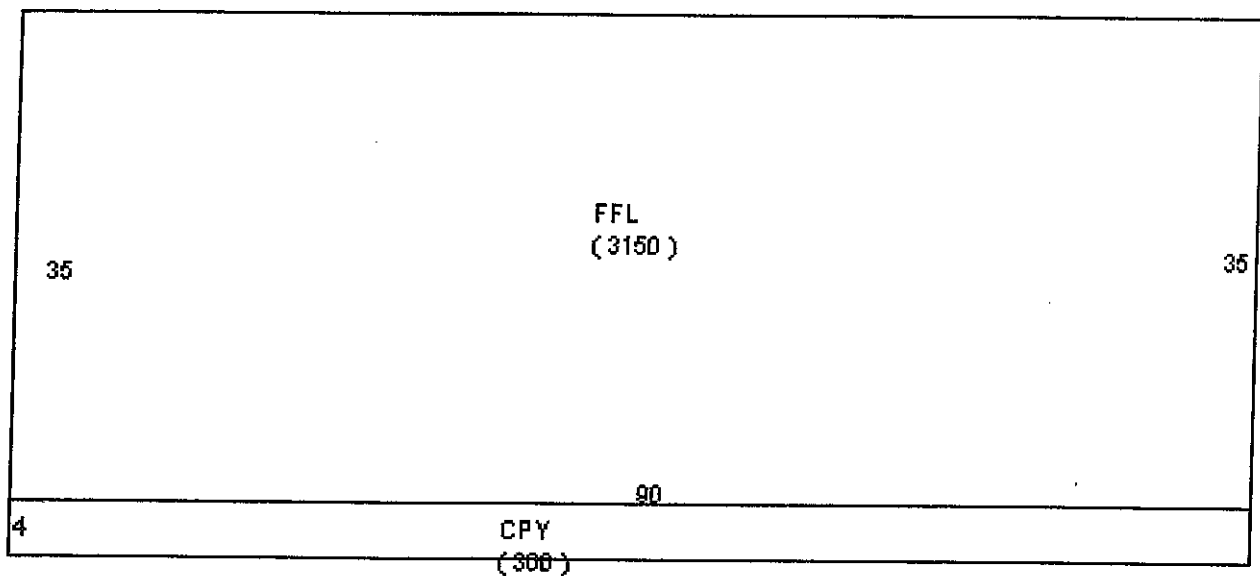
The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review 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.

 120 Lewin St. #29 Fall River, MA 02720

Applicant's Signature Address City

42 spaces required
 - 30 spaces existing
 12 space relief required



This Mart 1 space for each 200 SQ FT
 fast food - 25 spaces
 laundry - 1 space for 200 SQ FT
 U-Haul is using 4 spaces

30 spaces existing

13 spaces required for Mart & laundry

4 spaces for U-Haul

25 fast food

42 spaces required

17' 11"

X 32' 8"

579 SQ FT

3150

- 579

2571 SQ FT

- 200 SQ FT

13 spaces

Location: 330 332 HATHAWAY BLVD

Parcel ID: 82 225

Zoning: MUB

Fiscal Year: 2018

Current Sales Information:

Sale Date:

01/12/2017

Sale Price:

\$325,000.00

Card No. 1 of 1

Legal Reference:

11956-94

Grantor:

CORDEIRO,JAMES K

Current Owner Information:

HARI LLC

330 HATHAWAY BLVD

NEW BEDFORD , MA 02740

This Parcel contains 0.39 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 1974, having Conc Blk exterior, Tar&Gravel roof cover and 3150 Square Feet, with 2 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 4 total half bath(s).

Building Value:

143000

Land Value:

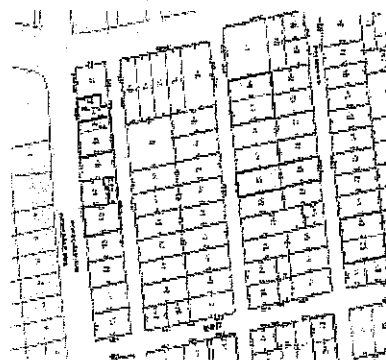
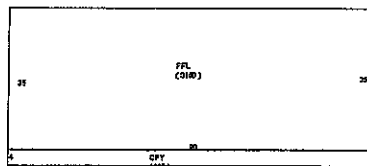
117000

Yard Items Value:

9300

Total Value:

269300



Fiscal Year 2018

Tax Rate Res.: 16.63
Tax Rate Com.: 35.65
Property Code: 325
Total Bldg Value: 143000
Total Yard Value: 9300
Total Land Value: 117000
Total Value: 269300
Tax: \$9,600.55

Fiscal Year 2017

Tax Rate Res.: 16.69
Tax Rate Com.: 36.03
Property Code: 325
Total Bldg Value: 136600
Total Yard Value: 8900
Total Land Value: 117000
Total Value: 262500
Tax: \$9,457.88

Fiscal Year 2016

Tax Rate Res.: 16.49
Tax Rate Com.: 35.83
Property Code: 325
Total Bldg Value: 145900
Total Yard Value: 8900
Total Land Value: 117000
Total Value: 271800
Tax: \$9,738.59

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.

2200. - USE REGULATIONS.

2210. **General.** No structure shall be erected or used or land used except as set forth in Section 2230, "**Table of Use Regulations**", unless otherwise provided by this Ordinance or by statute. Uses not expressly provided for herein are prohibited. Not more than one principal structure shall be placed on a lot, except in accordance with Section 2330.

Symbols employed below shall mean the following:

Y - A permitted use.

N - An excluded or prohibited use.

BA - A use authorized under special permit from the Board of Appeals as provided under Section 5300.

CC - A use authorized under special permit from the City Council as provided under Section 5300.

PB - A use authorized under special permit from the Planning Board as provided under Section 5300.

2220. **Applicability.** When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

2230. **Table of Use Regulations.** See Appendix A.

(Ord. of 12-23-03, § 1)

5300. - SPECIAL PERMITS.

5310. Special Permit Granting Authority. The Zoning Board of Appeals, the Planning Board or the City Council shall act as the Special Permit Granting Authority under this Chapter as specifically designated in a particular Section or in accordance with the Specific Designations in the Table of Principal Use Regulations under Appendix A of this Chapter.

(Ord. of 12-23-03, § 1; Ord. of 12-8-05, § 1)

5320. Criteria. Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the benefit to the City and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:

5321. Social, economic, or community needs which are served by the proposal;

5322. Traffic flow and safety, including parking and loading;

5323. Adequacy of utilities and other public services;

5324. Neighborhood character and social structures;

5325. Impacts on the natural environment; and

5326. Potential fiscal impact, including impact on City services, tax base, and employment.

(Ord. of 12-23-03, § 1)

5330. Procedures. Applications for special permits shall be filed in accordance with the rules and regulations of the various special permit granting authorities, as may be applicable.

(Ord. of 12-23-03, § 1)

5340. Plans. An applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 5400, herein.

(Ord. of 12-23-03, § 1)

5350. Development Impact Statement (DIS). At the discretion of the special permit granting authority, the submittal of a development impact statement (DIS) may be required. The DIS shall be prepared by an interdisciplinary team including a Registered Landscape Architect or Architect, a Registered Professional or Civil Engineer, and a Registered Surveyor.

5351. Physical Environment.

- (a) Describe the general physical conditions of the site, including amounts and varieties of vegetation, general topography, unusual geologic, archeological, scenic and historical features or structures, location of significant viewpoints, stone walls, trees over sixteen (16) inches in diameter, trails and open space links, and indigenous wildlife.
- (b) Describe how the project will affect these conditions, providing a complete physical description of the project and its relationship to the immediate surrounding area.

5352. Surface Water and Subsurface Conditions.

- (a) Describe location, extent, and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the site.
- (b) Describe any proposed alterations of shore lines, marshes, or seasonal wet areas.
- (c) Describe any limitations imposed on the project by the site's soil and water conditions.
- (d) Describe the impact upon ground and surface water quality and recharge, including estimated phosphate and nitrate loading on groundwater and surface water from septic tanks, lawn fertilizer, and other activities within the site.

5353. Circulation Systems.

Project the number of motor vehicles to enter depart the site per average day and peak hour. Also state the number of motor vehicles to use streets adjacent to the site per average day and peak hour. Such data shall be sufficient to enable the special permit granting authority to evaluate (i)

existing traffic on streets adjacent to or approaching the site, (ii) traffic generated or resulting from the site, and (iii) the impact of such additional traffic on all ways within and providing access to the site. Actual study results, a description of the study methodology, and the name, address, and telephone number of the person responsible for implementing the study, shall be attached to the DIS.

5354. Support Systems.

- (a) Water Distribution: Discuss the types of wells or water system proposed for the site, means of providing water for firefighting, and any problems unique to the site.
- (b) Sewage Disposal: Discuss the type of on-site or sewer system to be used, suitability of soils, procedures and results of percolation tests, and evaluate impact of disposal methods on surface and groundwater.
- (c) Refuse Disposal: Discuss the location and type of facilities, the impact on existing City refuse disposal capacity, hazardous materials requiring special precautions.
- (d) Fire Protection: Discuss the type, location, and capacity of fuel storage facilities or other flammables, distance to fire station, and adequacy of existing firefighting equipment to confront potential fires on the proposed site.
- (e) Recreation: Discuss the distance to and type of public facilities to be used by residents of the proposed site, and the type of private recreation facilities to be provided on the site.
- (f) Schools: Project the increase to the student population for nursery, elementary, junior high school, and high school levels, also indicating present enrollment in the nearest public schools serving these categories of students.

5355. Phasing. Where development of the site will be phased over more than one year, indicate the following:

- (a)

Describe the methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles. Describe the approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure.

- (b) Describe the phased construction, if any, of any required public improvements, and how such improvements are to be integrated into site development.

(Ord. of 12-23-03, § 1)

5360. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Ordinance.

(Ord. of 12-23-03, § 1)

5370. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve (12) months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L.A. c. 40A, § 17, from the grant thereof) with the City Clerk.

(Ord. of 12-23-03, § 1)

5380. Regulations. The special permit granting authority may adopt rules and regulations for the administration of this Section.

(Ord. of 12-23-03, § 1)

5390. Fees. The special permit granting authority may adopt reasonable administrative fees and technical review fees for applications for special permits.

(Ord. of 12-23-03, § 1)

State Law reference— Special permits, M.G.L.A. c. 40A, § 9.

forth	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL
13. Grocery stores	N	N	N	N	Y	Y	BA	BA	BA	N	Y	
14. Big Box Retail (60,000 Sq. ft. or greater)	N	N	N	N	BA	BA	N	N	N	N	Y	
15. Health clubs	N	N	N	N	Y	Y	Y	Y	Y	N	Y	
16. Mixed use	N	N	N	N	Y	Y	N	N	N	N	Y	
17. Live /work	N	N	N	N	BA	BA	N	N	N	N	Y	
18. Motor vehicle sales and rental	N	N	N	N	CC	CC	CC	CC	N	N	N	
19. Motor vehicle general repairs	N	N	N	N	CC	CC	N	CC	N	Y	N	
20. Motor Vehicle body repairs	N	N	N	N	N	N	N	CC	N	N	N	
21. Motor vehicle light service	N	N	N	N	CC	CC	CC	CC	N	CC	N	
22. Restaurant	N	N	N	N	Y	Y	Y	N	SP	Y	Y	
23. Restaurant, fast-food	N	N	N	N	BA	BA	BA	N	N	BA	BA	
24. Business or professional office	N	N	N	N	Y	Y	Y	N	Y	Y	Y	
25. Medical offices, center, or clinic	N	N	N	N	BA	BA	BA	N	BA	BA	Y	
26. Bank, financial agency	N	N	N	N	Y	Y	Y	N	Y	Y	Y	
27. Indoor commercial recreation	N	N	N	N	Y	Y	Y	N	N	Y	Y	
28. Outdoor commercial recreation	N	N	N	N	BA	BA	BA	N	BA	BA	BA	
29. Wireless Communications Facilities	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	
30. Theatres and auditoriums	N	N	N	N	PB	PB	N	N	N	N	PB	
31. Convention Centers	M	M	M	M	PB	PB	PB	PB	PB	N	PB	

Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes	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	One (1) loading space for each building containing more than 20 guest rooms
Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations	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	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
Fast-food drive-in, carry-out restaurants	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	One (1) loading space for each building
Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein	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.	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 area
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	

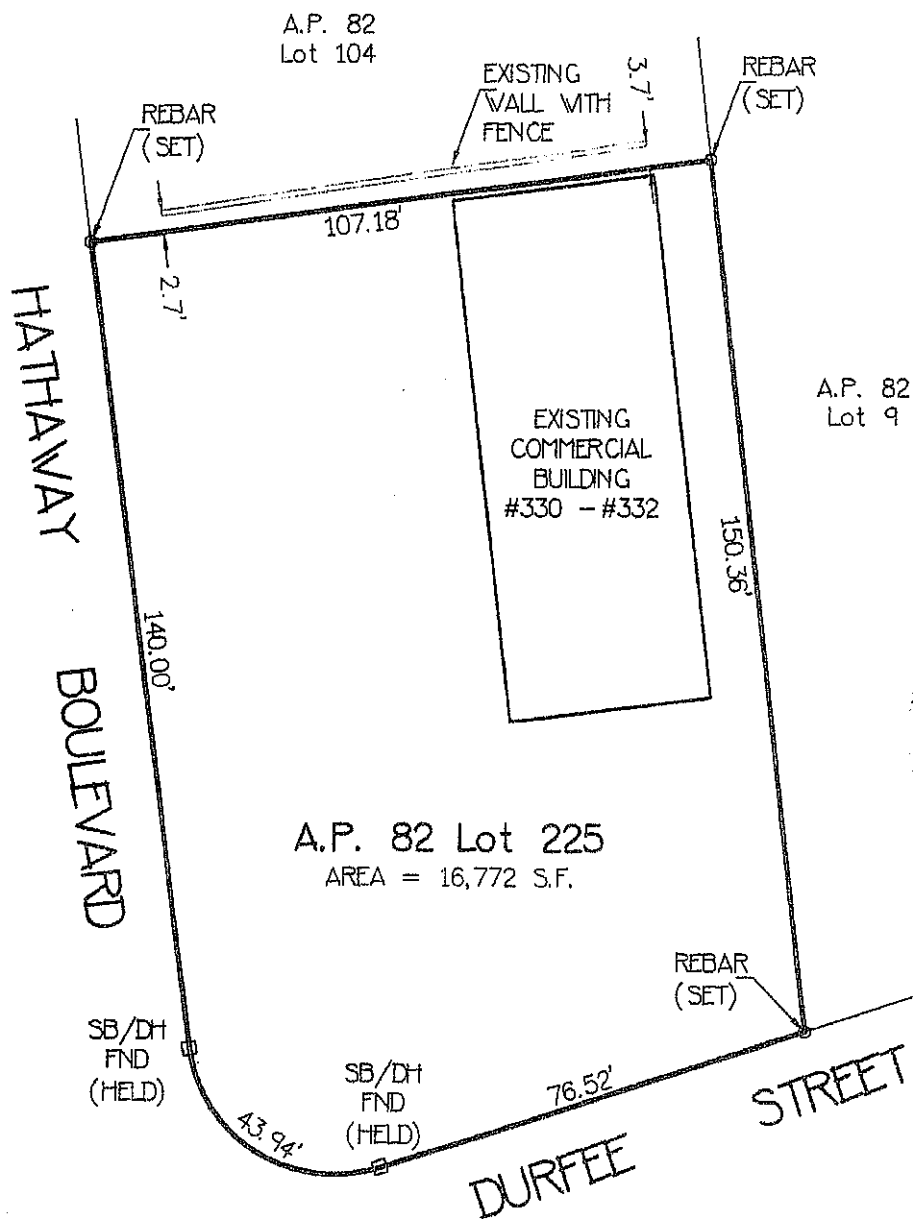


1668-98 Interior Alterations (Sheetrock) Non-Struc. Only
1762-99 Interior Alterations For *OFFICE SPACE*
Restaurant Take-out (19 Persons)
Certified Letter Cancellation Letter 12/12/00
Certified Letter 6/18/01

11719-02 renovation for coin laundry (plans)

248-05 Unit B Change of name "Palm Tree Deli"
2185-07 C.O.T. "COSTA'S CASH EXPRESS"
2-13-12 SI

LOT STAKEOUT: JUNE 5, 2012



SURVEY SKETCH

CLIENT: JAMES CORDEIRO

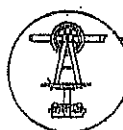
SCALE: 1" = 30'

LOCATION: 330-332 HATHAWAY BOULEVARD
NEW BEDFORD, MASSACHUSETTS

DATE: JUNE 5, 2012

ASSESSORS MAP: 82 LOT: 225

SUBDIVISION PARCEL:



Pro-Line Engineering, Inc.

190 GARDNERS NECK ROAD,
SVANSEA, MASSACHUSETTS 02777
TEL: 508/672-3137 FAX: 508/672-3307
EMAIL: PROLINEENG@COMCAST.NET