

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***

Oakdale St – PLOT: 74 – LOT: 68 – ZONED DISTRICT: RB

Oakdale St – PLOT: 74 – LOT: 95 – ZONED DISTRICT: RB

### **Variance Required from the Zoning Board of Appeals**

***Zoning Code Review as follows:***

#### ***Special Permit***

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#### ***Variance***

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##### **❖ SECTION**

- 2700 Dimensional Regulations
- 2710 General
- 2720 Table of Dimensional Requirements – appendix B
- Minimum lot size/ lot frontage –rear yard
- 2750 Yards in Residential Districts
- 2753 Rear Yards

**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, S64, 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: 30 Roll off Frades Disposal  
(Location of Facility)

Michael Phillips  
Signature of Permit Applicant

Date \_\_\_\_\_

**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: New Construction Plot 74 Lot 6B+95

Total Four Buildings  
Est. Cost 750,000

Address of Work 120 - 122 Oakland St

Owner Name: Tebe Clement 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 4/14/2015

Michael J. Phillips VP Director of Construction for Clement  
Contractor Signature

SCS-091613  
Registration No.

Date \_\_\_\_\_

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

Fee \_\_\_\_\_

Reason For Rejection:

See Attachments

Permit # \_\_\_\_\_

Comments and Conditions:

Signed James N. Romanowicz  
Title Building Commissioner

Date: \_\_\_\_\_ 20 \_\_\_\_\_

Not valid unless signed (not stamped) by Building Commissioner

2516. No use or storage hazardous materials in quantities greater than associated with normal household use shall be permitted.

2517. Traffic generated shall not exceed volumes normally expected in a residential neighborhood.

2518. Only one home occupation may be conducted on the premises.

(Ord. of 12-23-03, § 1)

**2520. Home Occupations by Special Permit.** Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by the owner of that dwelling upon the issuance of a special permit by the Board of Appeals; provided, however, that all of the following conditions shall be satisfied:

2521. The occupation or profession shall be carried on wholly within the principal building, or within a building or other structure accessory thereto, which has been in existence at least five (5) years, without extension thereof.

2522. Not more than thirty (30) percent of the combined floor area of the residence and any qualified accessory structures shall be used in the home occupation.

2523. Only one home occupation may be conducted on the premises.

2524. The home occupation may serve clients, customers, pupils, salespersons, or the like on the premises, if the Board of Appeals determines that the neighborhood will not be detrimentally affected.

2525. Not more than one person not a member of the household shall be employed on the premises in the home occupation.

2526. An unlighted sign of not more than three (3) square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home 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 thirty-five (35) percent 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)

*State law reference— Existing structures, uses or permits, M.G.L.A. c. 40A, § 6.*

## **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 nonconformity 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)*

**2730. Dimensional Variation.** The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

*(Ord. of 12-23-03, § 1)*

**2740. Vision Clearance on Corner Lots in Residence Districts.** On a corner lot no fence, wall or structure more than three and one-half (3½) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

*(Ord. of 12-23-03, § 1)*

**2750. Yards in Residence Districts.**

2751. Front Yards. No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this Ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. Nothing in this Ordinance shall require any story or part of a building to set back more than fifteen (15) feet from any street line. One street frontage of a corner lot shall be exempt from these provisions as provided in subsection 2752. The front yard of a lot shall remain clear of debris and junk.

2752. Where the alignment of a building is not controlled by subsection 2751, between every building and the line of the street upon which it fronts there shall be a front yard of a clear depth of fifteen (15) feet, except that on one side of a corner lot a yard of a clear depth of not less than ten (10) feet shall be provided, in which case this distance shall not be considered in determining the front yard depths on such street.

2753. Rear Yards. There shall be a rear yard on every lot and it shall be at least thirty (30) feet deep behind a dwelling, except that a ground story deck or porch, without a permanent roof, a patio, or a pool (including any projections therefrom) may extend to six (6) feet of a rear lot line. An unattached private garage or shed may extend to four feet of a rear yard. Unless referenced in this Code, nothing may be placed or constructed in or upon the ground within six (6) feet of a rear lot line. Notwithstanding the previous sentence, a fence may be constructed near or along a rear lot line and vegetation may also be planted within six (6) feet of a rear lot line.

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
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	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/A	N/A	N/A
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 more family	150	75 for uses allowed in RA; 100 for two-family; 150 for 3 or more family; 0 for other allowed uses	0	0	0	0	0
Height of Buildings (ft.)	45 ft.; 60 for religious, educational, or institutional buildings	45; 60 for religious, educational, or institutional buildings	60	35; 60 for religious, educational, or institutional buildings	45 for single or two-family; 60 for three family, 100 <sup>1</sup> for other allowed uses	25	100 <sup>1</sup>	100 <sup>1</sup>	100 <sup>1</sup>	100 <sup>1</sup>
Height of Buildings (# stories)	2.5 3 for religious, educational, or institutional buildings	2.5; 3 for religious, educational, or institutional buildings	4	2.5 3 for religious, educational, or institutional buildings	2.5 for uses allowed in residence A or B; 4 for three or more family; 7 for other allowed uses	2	Z	Z	Z	Z
Front Yard (ft.)	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	40 <sup>2</sup>	20 for uses allowed in residential district <sup>1</sup> ; 0 for other allowed uses	25	25	25	25	10
Side Yard (ft.)	8 on one side; 12 on the other	8 on one side; 12 on the other	8 on one side; 12 on the other	16 on one side; 24 on the other	8 on one side, 12 on the other for uses allowed in residential district; for other uses, 8 on any side where adjacent lot is in a residential district or used for residential purposes	25	25	25	25	10
Rear Yard (ft.)	30	30	30	30	30 for uses allowed in residential district; for other uses, 10 for 1-2 story	25	25	25	25	10 for 1-2 story building; 20 feet for 3 or more

**Location:** 120 122 OAKDALE ST

**Parcel ID:** 73 68

**Zoning:** RB

**Fiscal Year:** 2015

**Card #:** 47

**Current Owner**

**Information:**  
ROCKDALE WEST  
LLC  
C/O CLAREMONT  
COMPANY  
ONE LAKE SHORE  
CTR

**Current Sales**

**Information:**

**Sale Date:**

This Parcel has 56 cards :

**Sale Price:**

\$0.00

**Legal Reference:** 53 - 54 - 55 - 56 -

- 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18 - 19 -  
20 - 21 - 22 - 23 - 24 - 25 - 26 - 27 - 28 - 29 - 30 - 31 - 32 - 33 - 34 - 35 - 36  
- 37 - 38 - 39 - 40 - 41 - 42 - 43 - 44 - 45 - 46 - 47 - 48 - 49 - 50 - 51 - 52 -

BRIDGEWATER ,  
MA 02324

**Grantor:**

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as Apts >8 with a(n) Four-Five Family style building, built about 1973, having Vinyl exterior, Asphalt Shingles roof cover and 5956 Square Feet, with 4 unit(s), 21 total room(s), 13 total bedroom(s) 6 total bath(s), 0 3/4 baths, and 2 total half bath(s).

**Building Value:**

160300

**Land Value:**

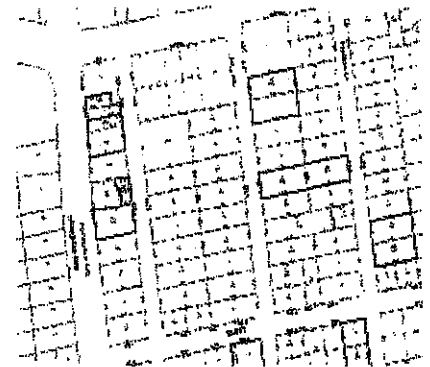
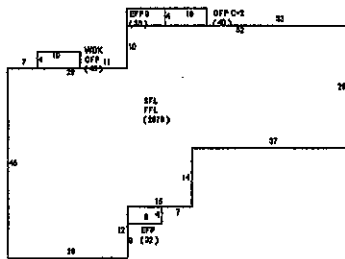
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**Yard Items Value:**

0

**Total Value:**

160300



**Fiscal Year 2015**

Tax Rate Res.: 15.73  
Tax Rate Com.: 33.56  
Property Code: 112  
Total Bldg Value: 7743900  
Total Yard Value: 133700  
Total Land Value: 1210000  
**Total Value:** 9087600  
**Tax:** \$142,948.05

**Fiscal Year 2014**

Tax Rate Res.: 15.16  
Tax Rate Com.: 31.08  
Property Code: 112  
Total Bldg Value: 7940800  
Total Yard Value: 133700  
Total Land Value: 1161600  
**Total Value:** 9236100  
**Tax:** \$140,019.32

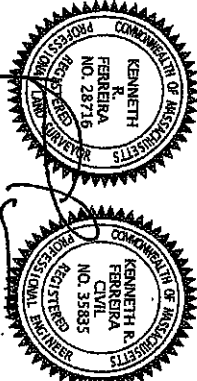
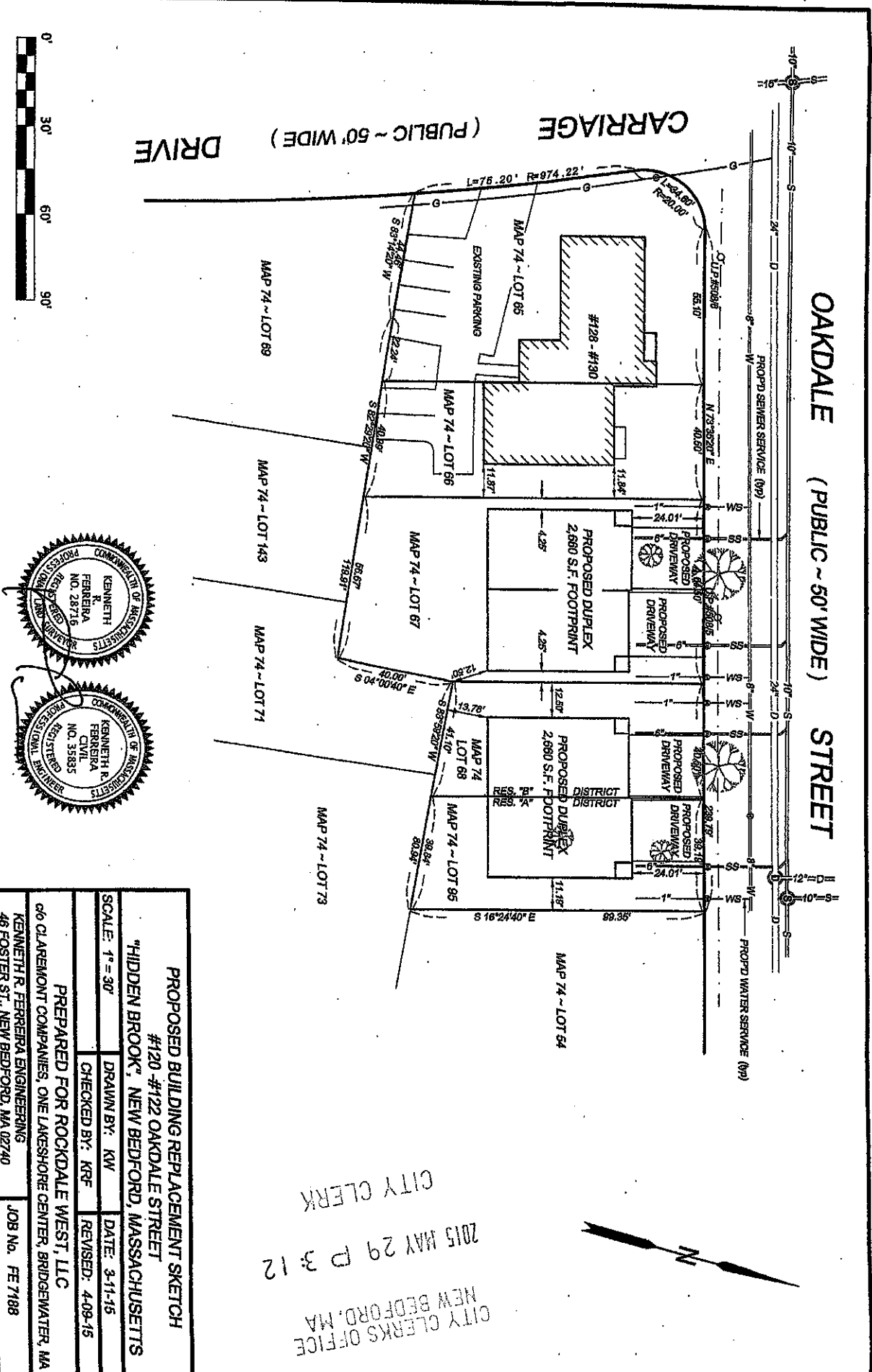
**Fiscal Year 2013**

Tax Rate Res.: 14.33  
Tax Rate Com.: 29.54  
Property Code: 112  
Total Bldg Value: 7758600  
Total Yard Value: 133700  
Total Land Value: 968000  
**Total Value:** 8860300  
**Tax:** \$126,968.04

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.

OAKDALE STREET (PUBLIC ~ 50' WIDE)

CARRIAGE DRIVE (PUBLIC ~ 60' WIDE)

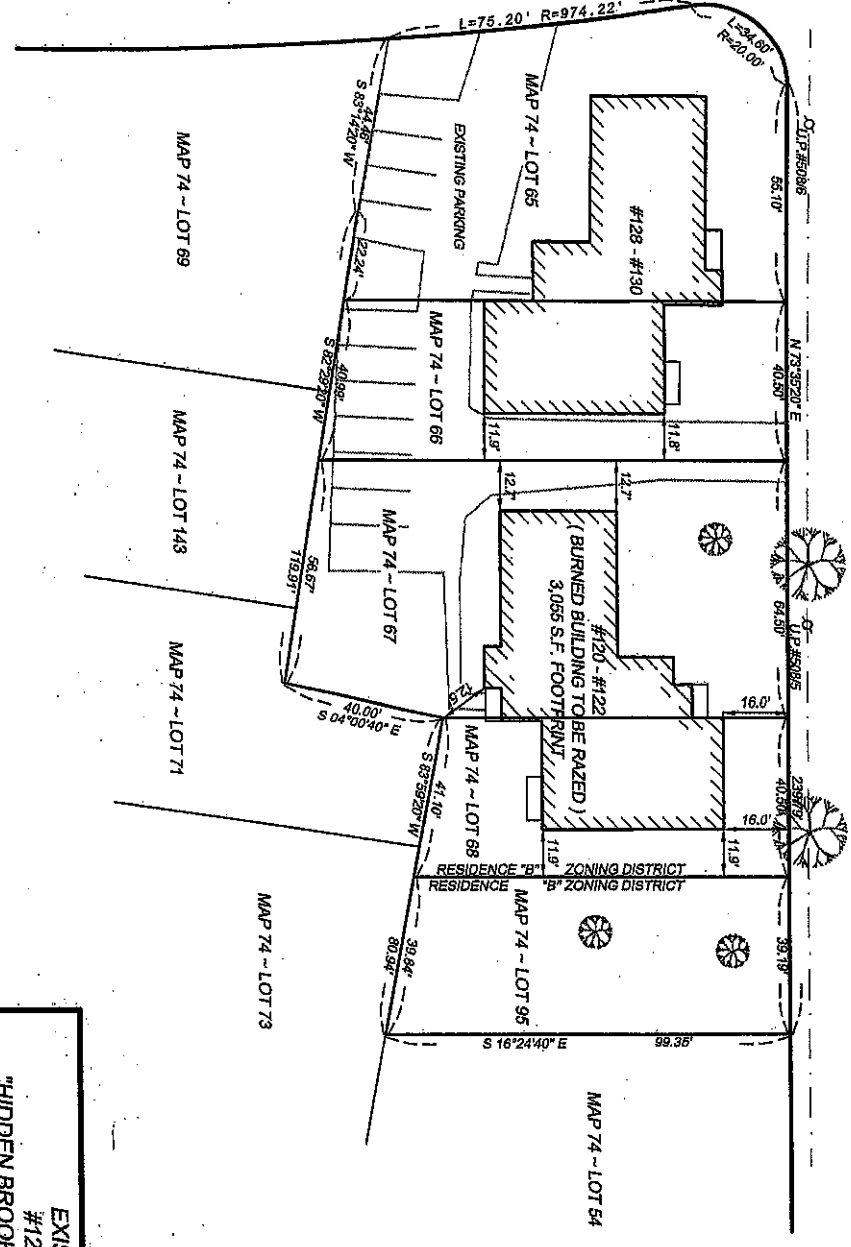


<p>PROPOSED BUILDING REPLACEMENT SKETCH                  #120-#122 OAKDALE STREET                  "HIDDEN BROOK", NEW BEDFORD, MASSACHUSETTS</p>	
SCALE: 1" = 30'	DRAWN BY: KW
CHECKED BY: KRF	DATE: 3-11-15
<p>PREPARED FOR ROCKDALE WEST, LLC                  66 CLAREMONT COMPANIES, ONE LAKESHORE CENTER, BRIDGEWATER, MA                  KENNETH R. FERREIRA ENGINEERING                  46 FOSTER ST., NEW BEDFORD, MA 02740</p>	
JOB No.	FE 7188

CITY CLERK  
 2015 MAY 29 P 3:12  
 CITY CLERKS OFFICE  
 NEW BEDFORD, MA

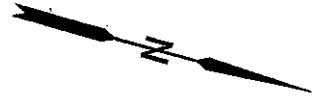
OAKDALE STREET (PUBLIC ~ 50' WIDE)

CARRIAGE DRIVE (PUBLIC ~ 50' WIDE)

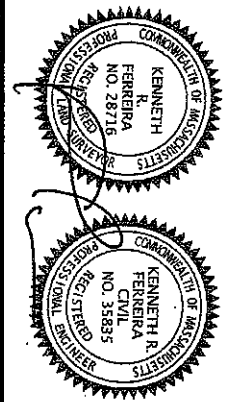
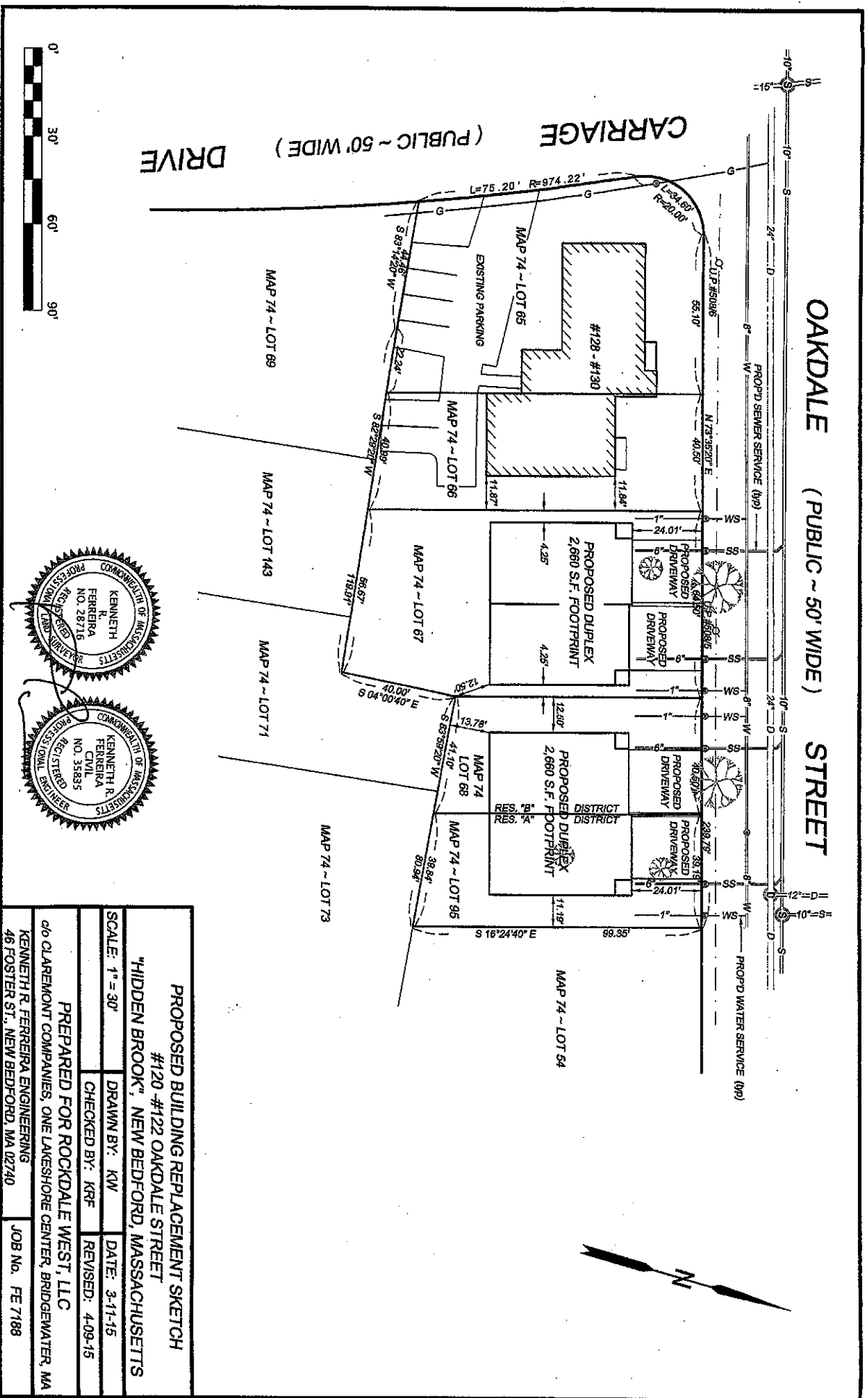


EXISTING BUILDINGS SKETCH #120 - #130 OAKDALE STREET "HIDDEN BROOK", NEW BEDFORD, MASSACHUSETTS	
SCALE: 1" = 30'	DRAWN BY: KW
CHECKED BY: KRF	DATE: 3-11-15
PREPARED FOR ROCKDALE WEST, LLC 60 CLAREMONT COMPANIES, ONE LAKESHORE CENTER, BRIDGEWATER, MA KENNETH R. FERREIRA ENGINEERING 46 FOSTER ST., NEW BEDFORD, MA 02740	
JOB No.	FE 7188

RESIDENCE "A" ZONING DISTRICT







<b>PROPOSED BUILDING REPLACEMENT SKETCH</b> <b>#120-#122 OAKDALE STREET</b> <b>"HIDDEN BROOK", NEW BEDFORD, MASSACHUSETTS</b>			
SCALE: 1" = 30'	DRAWN BY: KW	DATE: 3-11-15	
	CHECKED BY: KRF	REVISED: 4-09-15	
PREPARED FOR ROCKDALE WEST, LLC c/o CLAREMONT COMPANIES, ONE LAKESHORE CENTER, BRIDGEWATER, MA KENNETH R. FERREIRA ENGINEERING 46 FOSTER ST., NEW BEDFORD, MA 02740			
		JOB No. FE 7188	