

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: _____

(Location of Facility)

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: Change the Use From a 1 Family To a 2 Family Dwelling

Address of Work: 45 Chestnut St.

Owner Name: AHMET DIRICAN

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

☒ Zoning Board of Appeals - Finding
Planning Board - Special Permit

Fee

Reason For Rejection:

" See Attachments "

B-21-569

Comments and Conditions:

Signed _____

Date: 7/14/2021

Title _____

Not valid unless signed (not stamped) by Building Commissioner



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

45 Chestnut Street – PLOT: 58 – LOT: 242 – ZONED DISTRICT: RB

Finding is Required from the Zoning Board of Appeals

Special Permit is Required from the Planning Board

Zoning Code Review as follows:

Finding

Zoning Board of Appeals

❖ **SECTIONS**

- **2400 – Non-Conforming Uses and Structures**
- **2410 – Applicability**
- **2440 – Nonconforming Single-and Two-Family Structures**

Special Permit

Planning Board

❖ **SECTIONS**

- **3100 – Parking and Loading**
- **3110 – Applicability**
- **3120-3125 – Special Permit (Reduction in Parking)**
- **3130 – Table of Parking Loading Requirements – Appendix C**
 - **Two Family Dwelling**
- **5300-5330 & 5360-5390 – Special Permit**



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
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Parking Spaces Calculations

Two-Family Dwelling

Number of Parking Spaces Required

Number of Space required = 2 Parking Spaces/Unit x 2 Units = 4 Parking Spaces

Number of Parking Spaces Provided = 2 Parking Spaces

Number of Parking Spaces Required for Relief = 2 Parking Spaces

2400. - NONCONFORMING USES AND STRUCTURES.

2410. Applicability. This Zoning Ordinance shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by M.G.L.A. c. 40A, § 5, at which this Zoning Ordinance, or any relevant part thereof, was adopted. Such prior, lawfully existing nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder.

(Ord. of 12-23-03, § 1)

2420. Nonconforming Uses. The Board of Appeals may award a special permit to change a nonconforming use in accordance with this Section only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The following types of changes to nonconforming uses may be considered by the Board of Appeals:

2421. Change or substantial extension of the use;

2422. Change from one nonconforming use to another, less detrimental, nonconforming use.

(Ord. of 12-23-03, § 1)

2430. Nonconforming Structures, Other Than Single- and Two-Family Structures. The Board of Appeals may award a special permit to reconstruct, extend, alter, or change a nonconforming structure in accordance with this Section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Board of Appeals:

2431. Reconstructed, extended or structurally changed;

2432. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent;

The reconstruction, extension or structural change of such nonconforming structures so as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.

(Ord. of 12-23-03, § 1)

2440. Nonconforming Single- and Two-Family Structures. Nonconforming single- and two-family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Inspector of Buildings that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure, and the issuance of a building permit, where applicable. In the event that the Inspector of Buildings determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by finding (which shall not require a super majority), allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

(Ord. of 12-23-03, § 1)

2450. Abandonment or Non-Use. A nonconforming use or structure which has been abandoned, or not used for a period of two (2) years, shall lose its protected status and be subject to all of the provisions of this Zoning Ordinance.

(Ord. of 12-23-03, § 1)

2460. Catastrophe. Any nonconforming structure may be reconstructed after a fire, explosion or other catastrophe, provided that such reconstruction is completed within twelve months after such catastrophe, and provided that the building(s) as reconstructed shall be only as great in volume or area as the original nonconforming structure unless a larger volume or area is authorized by special permit from the Board of Appeals. Such time for reconstruction may be extended by the Board of Appeals for good cause.

(Ord. of 12-23-03, § 1)

2470. Reversion to Nonconformity. No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

(Ord. of 12-23-03, § 1)

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:

3141. Parking spaces shall be located on the same lot as the building or use where they are intended to serve, except that they may be provided on an adjoining lot in the same ownership.

3142. Where the provisions of subsection 3141 cannot be satisfied and the parking lot contains five (5) or more required spaces, the required parking spaces may be located on a lot in the same ownership within two hundred (200) feet of the building or lot they are intended to serve.

3143. Parking space for three (3) or fewer vehicles may be provided in the form of a driveway on a lot; the improved surface may be extended to one foot of the side line.

3144. Where a drive or aisle, other than a street, is required to maneuver a vehicle into or out of a parking space, such drive or aisle shall be at least twenty-two (22) feet wide for parking spaces situated at right angles, or nearly right angles to the aisle. For parking spaces situated at an angle of thirty (30) to sixty (60) degrees to the aisle, the required width of the aisle shall be at least fifteen (15) feet.

3145. Open-air off-street parking facilities may be located in required front, rear and side yards, except that in a residential district, no open-air off-street parking space shall be located in front of the dwelling or principal building. Notwithstanding the previous sentence, in cases where a garage faces the frontage of the dwelling and is located beneath the dwelling, open-air off-street parking may be located in front of the dwelling in a residential district provided that the dwelling is set back a minimum of twenty (20) feet from the front property line and provided that said parking occurs only within the driveway, the width of which shall not exceed the lesser of the width of said garage or eighteen (18) feet. Any driveway in a residential district, requiring more than one curb cut, shall require Site Plan Approval. No driveway in a residential district shall exceed eighteen (18) feet in width.

3146. When five (5) or more parking spaces are required on a lot, the provisions of Section 3300 shall apply. All spaces shall be laid out so that vehicles can enter or leave any parking space directly from a drive or aisle other than a street. Additionally, all spaces shall be laid out so the vehicles entering a street may do so facing the street.

3147. All parking spaces and loading areas or berths in the open-air and the access drives or aisles, shall be provided with a concrete or asphalt surface. Compacted gravel or stone shall be permitted only for single- or two-family residential dwellings.

For any development under Site Plan review, the Planning Board may determine that an alternate surface proposed on plans submitted for site plan review is suitable based on the scope, use, character and nature of the property served by the subject parking or loading area and that the proposed surface is appropriate based upon its' relationship to the character and nature of the area and neighborhood in which the particular property is located. The Planning Board may allow a suitable alternative surface for parking areas provided such areas are graded and surfaced with a suitably stable material to prevent excessive dust, erosion, odor, unsightly conditions or inflow into the City's wastewater system or wetlands, and provided the perimeter of such parking areas shall be defined by bricks, stones, railroad ties or other similar material. Curbing shall be placed at the edges of surfaced areas, except driveways, in order to protect landscaped areas and to prevent the parking of vehicles within required setback areas. Entrance and exit driveways shall be clearly defined by curb cuts, signs, striping.

If an alternative surface is used, a written agreement and maintenance plan of City right-of-way adjacent to property shall be provided to the planning board for approval. Storm Water Management systems within private property need to be constructed and maintained in accordance with the City's Stormwater Management Rules and Regulations.

(Ord. of 4-7-20, § 1)

3148. No off-street loading areas or berths shall be laid out in such a manner as will result in loading or unloading being carried on within a street right-of-way or other public property. Each area or berth shall be sufficient size as to accommodate the largest expected truck or tractor trailer common to the building use.

3149. Special Permit for Commercial Parking in Residential Districts. Commercial parking may be allowed on residentially zoned property, held in common ownership and located immediately adjacent to the commercial business to which it is to serve, upon the issuance of a special permit by the Zoning Board of Appeals, if the Board finds that said parking is not detrimental to public health and safety, and that said parking promotes a public benefit. A Special Permit for vehicular access to a building lot accessed from public way that does not constitute frontage of the lot. Upon the issuance of a special permit by the Zoning Board of Appeals, vehicular access may be allowed from a public way that does not constitute the legal frontage of the subject lot if said lot is residentially zoned, if the proposed vehicular access is for the purpose of accessing parking that is located beside or behind the dwelling or principal building, and if the Board finds that said vehicular access promotes a public benefit and is not detrimental to public health and safety. Notwithstanding Section 5240 of Chapter 9 of the Code of Ordinances or any other provision to the contrary, no fee of any kind shall be charged or imposed by the Special Permit Authority to the applicant of a Special Permit applied for under this Section.

(Ord. of 12-23-03, § 1; Ord. of 8-22-06, § 1)

3150. Size of Parking Space. A parking space shall be a rectangle at least nine (9) feet by twenty (20) feet exclusive of any required drive or aisle.

3151. The area of required off-street loading space is not to be included as off-street parking space in the computation of required off-street parking space.

(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.

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units
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 premises	
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. Two (2) loading spaces for buildings

<p>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</p>	<p>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</p>	<p>containing 100,000 sq. ft. or more of gross floor area</p>
<p>Businesses engaged in the manufacturing, processing, assembly, fabrication of products, including research and testing laboratories and facilities</p>	<p>One (1) space per each 500 sq. ft. of gross floor area plus one (1) space for each vehicle used in conducting the business</p>	<p>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 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</p>

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, grain, petroleum products & junkyards	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	is intended to occur, whichever is the greatest
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
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(Ord. of 12-23-03, § 1)

LOCATION

45 Chestnut St.

8907-bw

DISTRICT: Res. "B"

PERMIT NO.

USE

PLANS:

CONST.

PLOT 58

LOT 242

Dwelling - 1 family

798-93 Install shingles over existing roof

Do Not Fill This Space		To the Inspector of Wires, New Bedford, Mass.																															
No. 10973	We shall commence <u>Feb. 6-29</u> 19 <u>30</u> to wire premises																																
No. <u>45 Chestnut St.</u>																																	
Owner <u>Mr. Taylor</u>																																	
Occupied by <u>Same</u>																																	
Used for <u>Cottage</u>	Service																																
Ready for Inspection	<u>By appointment</u>																																
<table border="1"> <tr> <th colspan="4">Incand. Lights</th> <th colspan="3">Motors</th> <th rowspan="2">Kind of Work</th> </tr> <tr> <th>No.</th> <th>Watt</th> <th>Volts</th> <th>Current</th> <th>No.</th> <th>H.P.</th> <th>Volts Current</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td rowspan="2">T3X.</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Incand. Lights				Motors			Kind of Work	No.	Watt	Volts	Current	No.	H.P.	Volts Current								T3X.									
Incand. Lights				Motors			Kind of Work																										
No.	Watt	Volts	Current	No.	H.P.	Volts Current																											
							T3X.																										
License No. 10-3-27-4M R		Signed <u>L. J. Whitton</u>																															

Do Not Fill This Space		To the Inspector of Wires, New Bedford, Mass.	
No. 109238	We shall commence <u>4-14-55</u> 19 <u>55</u> to wire premises		
No. <u>45 Chestnut St.</u>	St.		
Owner <u>Mr. Taylor</u>			
Work Done For <u>Same</u>			
Used For <u>Dwelling</u>			
Ready for Inspection <u>4/15/55</u>			
<u>4 Rec and Repaired Defects</u>			
License No.		Signed <u>Mendonca Elec. Co.</u> <u>162 Division St</u>	

N^o 20287

Location of Service

Address 45 Chestnut St.Name Mr. D. S. TaylorConnected Load—Lighting 30 outlets Power

KIND OF SERVICE

Lighting 3 Wire 1 Phase 110-220 Volts—60 Cycle A. C. Current

Power Wire Phase Volts—60 Cycle A. C. Current

Service will enter basement at the

Enter south west corner of main house from pole in WallNear the rear. Wall

Pipe to Top of Second Story

At least 20 feet above grade of street

Any part of this report inconsistent with conditions or change in service location must be taken up with office Supt. of Distribution. Meter to be not over seven feet from floor in basement if dry, if not 1st floor hall, as near service entrance as practical. Any variation from this should be taken up with the Company's ELECTRIC METERMAN

Kind of Building cottage Owned by SameElectrical Contractor L. S. Whitlow

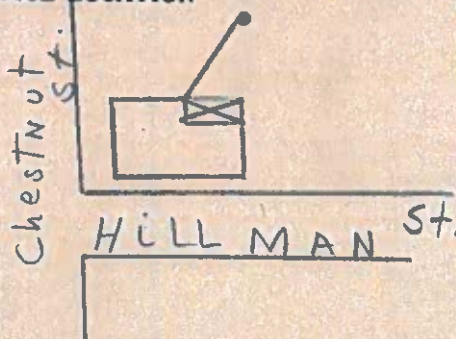
Installation of service can usually be made within four days after application unless Conduit Pole { locations or privilege to attach other company's poles are necessary.

New Bedford Gas and Edison Light Co.

Date 1-30-29 19By E. W. COLE H.C.I.

This is only a service location and not a guarantee that current will be furnished

SKETCH OF SERVICE LOCATION





The Commonwealth of Massachusetts

Department of Public Safety

BOARD OF FIRE PREVENTION REGULATIONS 527 CMR 1200

Office Use Only	
Permit No. _____	
Occupancy & Fee Checked _____	
3/90	(leave blank)

APPLICATION FOR PERMIT TO PERFORM ELECTRICAL WORK

All work to be performed in accordance with the Massachusetts Electrical Code, 527 CMR 12:00

(PLEASE PRINT IN INK OR TYPE ALL INFORMATION)

Date 6/11/93

City or Town of New Bedford

To the Inspector of Wires:

The undersigned applies for a permit to perform the electrical work described below.

Location (Street & Number) 43 Chestnut St

Owner or Tenant ANTONIO MELO

Owner's Address 27 Chestnut St

Is this permit in conjunction with a building permit: Yes ☐ No ☒ (Check Appropriate Box)

Purpose of Building _____ Utility Authorization No. _____

Existing Service 30 Amps 240/120 Volts Overhead ☒ Undgrd ☐ No. of Meters ONE

New Service 100 Amps 240/120 Volts Overhead ☐ Undgrd ☒ No. of Meters ONE

Number of Feeders and Ampacity _____

Location and Nature of Proposed Electrical Work upgrade the services

No. of Lighting Outlets	No. of Hot Tubs	No. of Transformers	Total KVA
No. of Lighting Fixtures	Swimming Pool Above grnd. <input type="checkbox"/> In-grnd. <input type="checkbox"/>	Generators	KVA
No. of Receptacle Outlets	No. of Oil Burners	No. of Emergency Lighting Battery Units	
No. of Switch Outlets	No. of Gas Burners	FIRE ALARMS	No. of Zones
No. of Ranges	No. of Air Cond. Total tons	No. of Detection and Initiating Devices	
No. of Disposals	No. of Heat Pumps Total Tons Total KW	No. of Sounding Devices	
No. of Dishwashers	Space/Area Heating KW	No. of Self Contained Detection/Sounding Devices	
No. of Dryers	Heating Devices KW	Local <input type="checkbox"/> Municipal <input type="checkbox"/> Other <input type="checkbox"/>	
No. of Water Heaters KW	No. of Signs No. of Ballasts	Low Voltage Wiring	
No. Hydro Massage Tubs	No. of Motors Total HP		

OTHER: Fix violation on the Basement

INSURANCE COVERAGE: Pursuant to the requirements of Massachusetts General Laws I have a current Liability Insurance Policy including Completed Operations Coverage or its substantial equivalent. YES ☐ NO ☐ I have submitted valid proof of same to this office. YES ☐ NO ☐ If you have checked YES, please indicate the type of coverage by checking the appropriate box.

INSURANCE ☐ BOND ☐ OTHER ☐ (Please Specify) _____ (Expiration Date) _____

Estimated Value of Electrical Work \$ _____

Work to Start _____ Inspection Date Requested: Rough _____ Final _____

Signed under the penalties of perjury:

FIRM NAME Joseph Melo LIC. NO. E31311

Licensee Same Signature Joseph Melo LIC. NO. E31311

Address 69 Oliver St Bus. Tel. No. 9935304

Alt. Tel. No. _____
OWNER'S INSURANCE WAIVER: I am aware that the Licensee does not have the insurance coverage or its substantial equivalent as required by Massachusetts General Laws, and that my signature on this permit application waives this requirement. Owner Agent (Please check one)

Telephone No. _____ PERMIT FEE \$ _____

Location: 45 CHESTNUT ST**Parcel ID:** 58 242**Zoning:** RB**Fiscal Year:** 2021**Current Owner Information:**

U S BANK N A
C/O HUDSON HOMES MANAGEMENT LL
3701 REGENT BLVD SUITE 200

IRVING , TX 75063

Current Sales Information:**Sale Date:**

08/30/2018

Sale Price:

\$297,512.00

Card No. 1 of 1

Legal Reference:

12552-230

Grantor:

MELLO,ANTHONY M

This Parcel contains 0.1088 acres of land mainly classified for assessment purposes as Two Fam with a(n) Two Family style building, built about 1855, having Clapboard exterior, Asphalt Shingles roof cover and 2068 Square Feet, with 2 unit(s), 8 total room(s), 3 total bedroom(s) 2 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

140400

Land Value:

58900

Yard Items Value:

400

Total Value:

199700

**Fiscal Year 2021****Fiscal Year 2020****Fiscal Year 2019**

Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16.47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	104	Property Code:	104	Property Code:	104
Total Bldg Value:	140400	Total Bldg Value:	133600	Total Bldg Value:	125600
Total Yard Value:	400	Total Yard Value:	400	Total Yard Value:	400
Total Land Value:	58900	Total Land Value:	58900	Total Land Value:	58900
Total Value:	199700	Total Value:	192900	Total Value:	184900
Tax:	\$3,113.32	Tax:	\$3,117.26	Tax:	\$3,045.30

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.

Figure 1: Block diagram of the proposed architecture. The diagram illustrates a hierarchical structure of blocks. At the top, a block labeled 'AT4' (510) is connected to 'FFL' (19) and 'BMT' (19). Below this, a block labeled 'TQS' (672) is connected to 'FFL' (324) and 'BMT' (324). At the bottom, a block labeled 'OFF' (88) is connected to 'FFL' (22) and 'BMT' (22). The diagram also shows various other blocks and their connections, including 'AT4' (510), 'TQS' (672), and 'OFF' (88).



Map Produced By:
City of New Bedford
Department of Information Systems
January 2008

Revised: May 2008
This map is provided for informational purposes only.

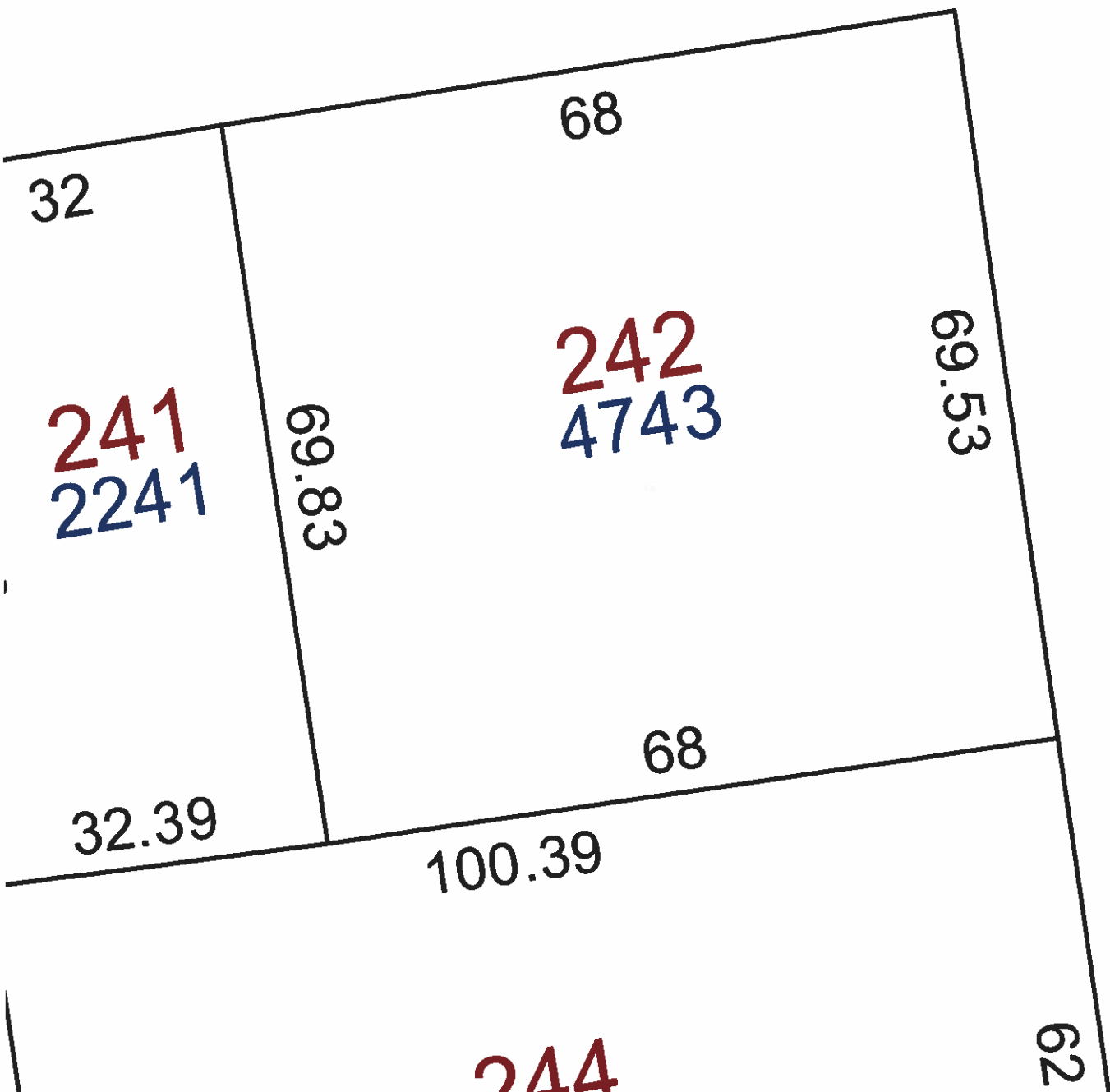
Map: 058

**City of New Bedford
Massachusetts**



- Legend**
- Water Bodies
 - Town Boundary
 - Engineering Lot Number
 - Lot Area
 - Essex
 - Planned Subdivision
 - Combined Parcels
 - Master Parcel Linking to Assessing DB
 - Associated Parcels

CHEN



45 Chestnut Street

Change of Use

Legend

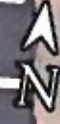
📍 45 Chestnut St

45 Chestnut St

Google Earth

© 2021 Google


70 ft



45 Chestnut Street

Change of Use

Legend

 45 Chestnut St

45 Chestnut St

Google Earth

© 2021 Google

40 ft



45 Chestnut Street

Change of Use

Legend

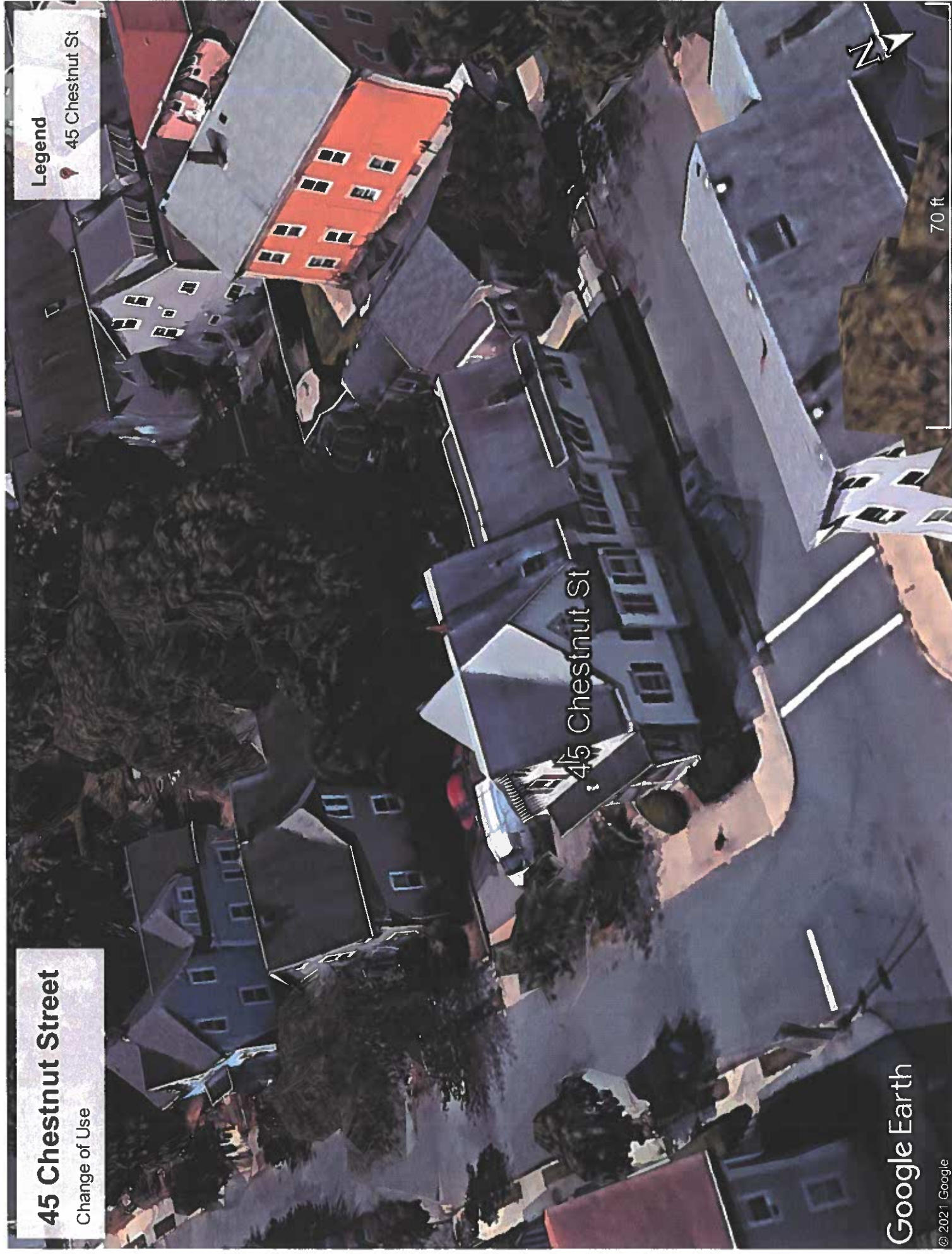
📍 45 Chestnut St

45 Chestnut St

70 ft

Google Earth

© 2021 Google



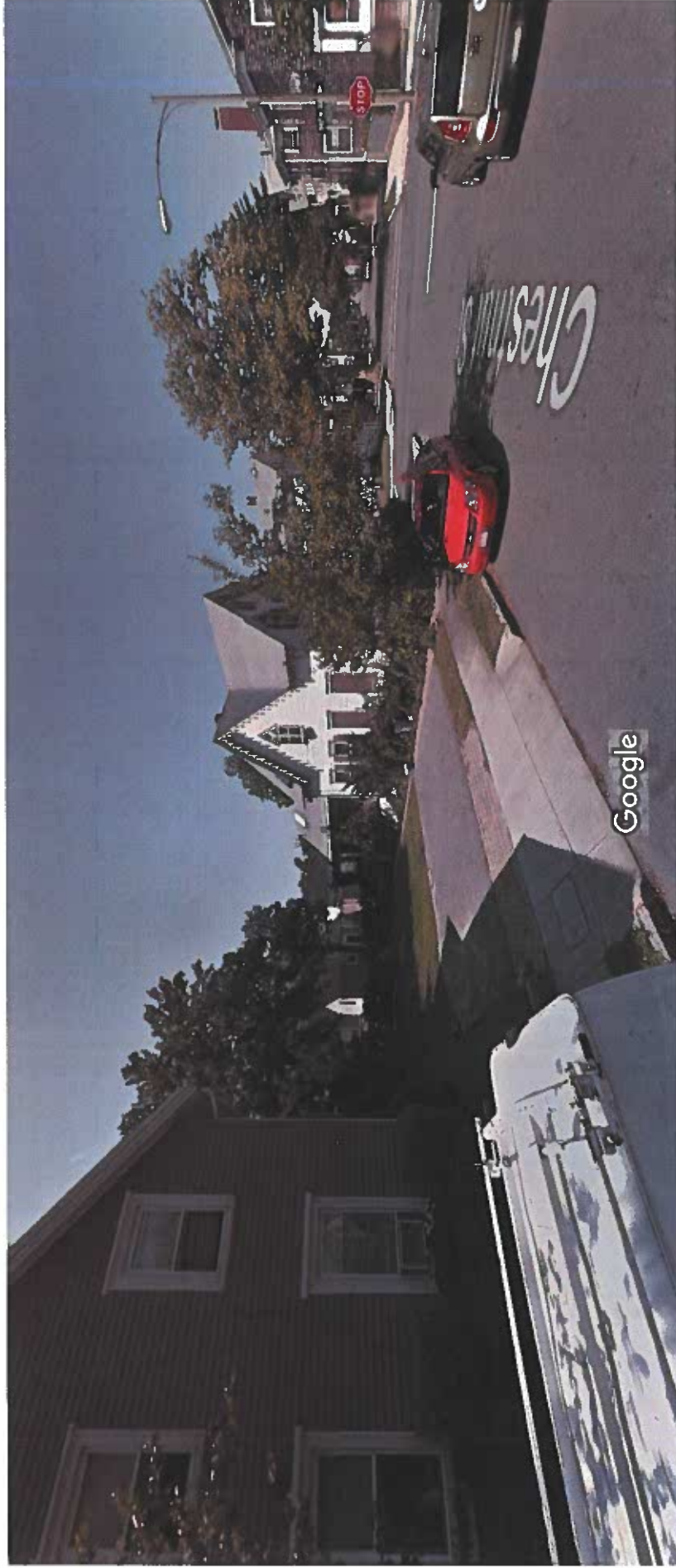


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View



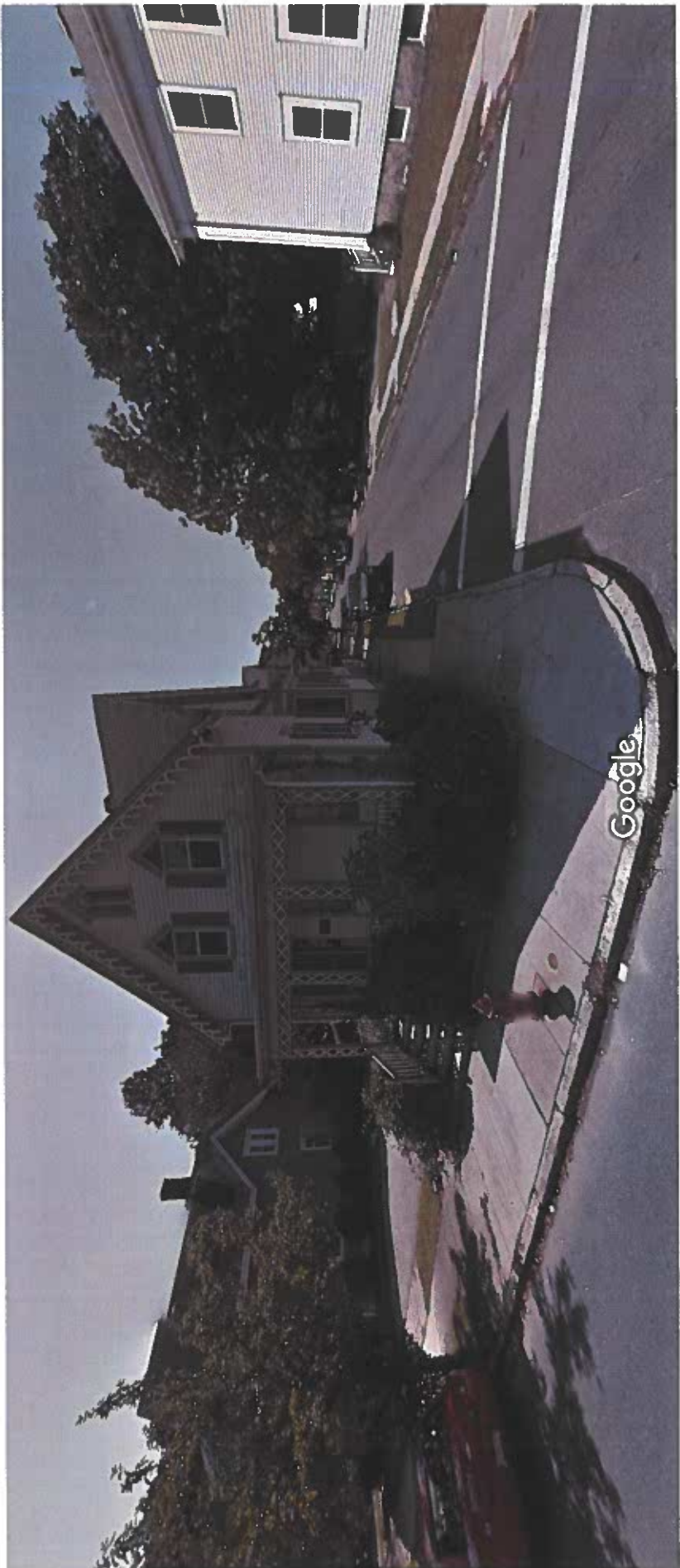


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View





Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View



Matthew J. Silva

From: Armando Pereira <armando@cdbsgdesigns.com>
Sent: Tuesday, June 22, 2021 8:10 AM
To: Matthew J. Silva
Subject: [EXTERNAL] 45 Chestnut St
Attachments: 45 Chestnut St Existing Conditions.pdf; Parcel Lookup - Assessor's Office - City of New Bedford Official Website.pdf

Good morning Matt,

Attached you will find a copy of the drawings for the above listed address, these drawings exists in the permit file which I applied for for the interior renovation.

I have attached both existing conditions plan and the assessor's sheet that states that the lot is RB.

Respectfully,
Armando M. Pereira,
Assoc. AIA

CDBS - International
New Bedford - West Wareham, MA & Horta, Faial, Acores

T: 508.291.1061ext: 100

F: 508.355.0727

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Matthew J. Silva

From: Armando Pereira <armando@cdbsgdesigns.com>
Sent: Friday, July 2, 2021 1:29 PM
To: Matthew J. Silva
Subject: [EXTERNAL] 45 Chestnut St - Revised with stairs
Attachments: 21-35 A2_1, A2_2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Matt,

Attached you will find a copy of the revised plans with the stairs as requested for the above listed address.

Respectfully,
Armando M. Pereira,
Assoc. AIA

CDBS - International
New Bedford - West Wareham, MA & Horta, Faial, Acores

T: 508.291.1061ext: 100

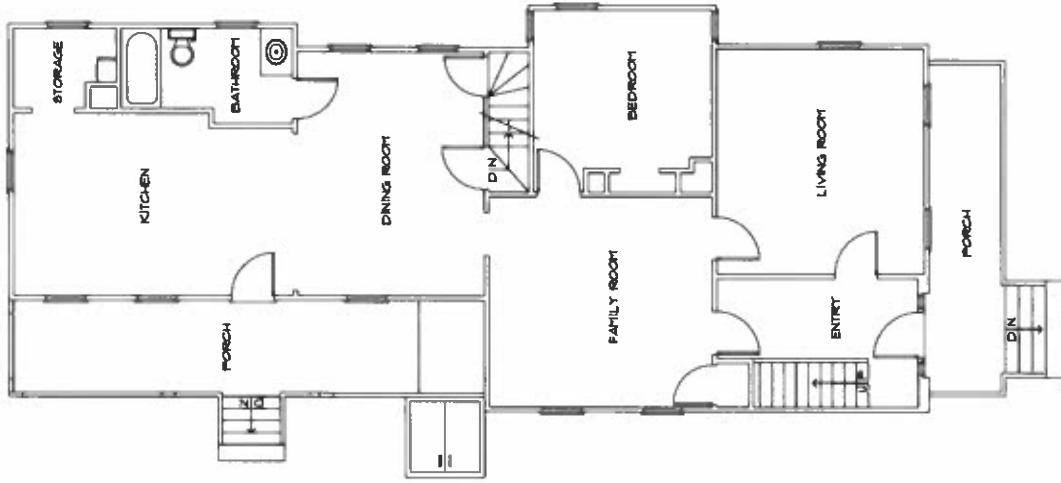
F: 508.355.0727

Notice of Confidentiality:

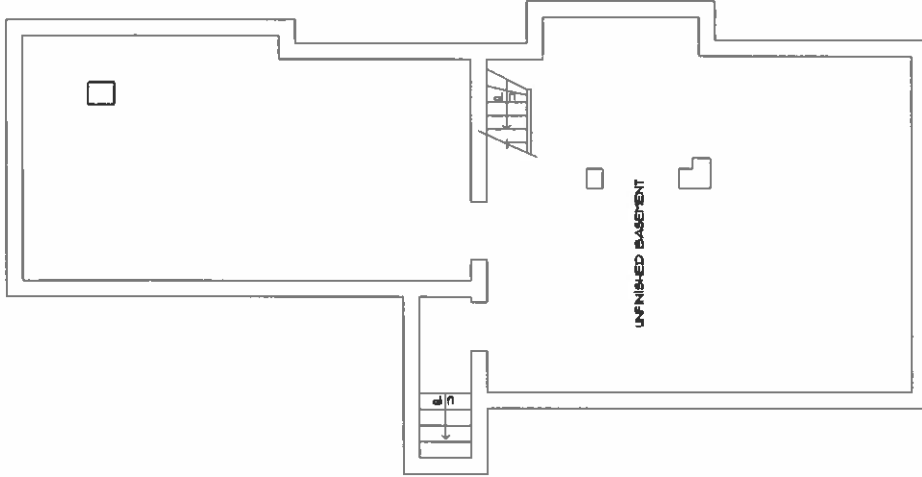
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B EXISTING CONDITIONS FIRST FLOOR PLAN
SCALE 3/4" = 1'-0"



A EXISTING CONDITIONS BASEMENT PLAN
SCALE 3/4" = 1'-0"

Project: 45 CHRISTY ST
NEW BEDFORD, MA
RENOVATION
PROPOSED

EXISTING BASEMENT & FIRST FLOOR PLAN
Drawing Title: EX2.1
Drawing No.: 2021-30
Scale: AS SHOWN
Date: 02.10.2021
Project: 45 CHRISTY ST
Client: 45 CHRISTY ST
Design: 45 CHRISTY ST
Check: 45 CHRISTY ST
Drawn: 45 CHRISTY ST
Date: 02.10.2021

No.	Date	Revised



DESCRIPTION: Renovation
APPROVED: [Signature]
DATE: 02.10.2021

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 MASSACHUSETTS BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS IN ACCORDANCE WITH LOCAL ORDINANCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

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PROJECT	
PROPOSED RENOVATION	
AL	
46 CHESTNUT ST	
NEW BEDFORD, MA	

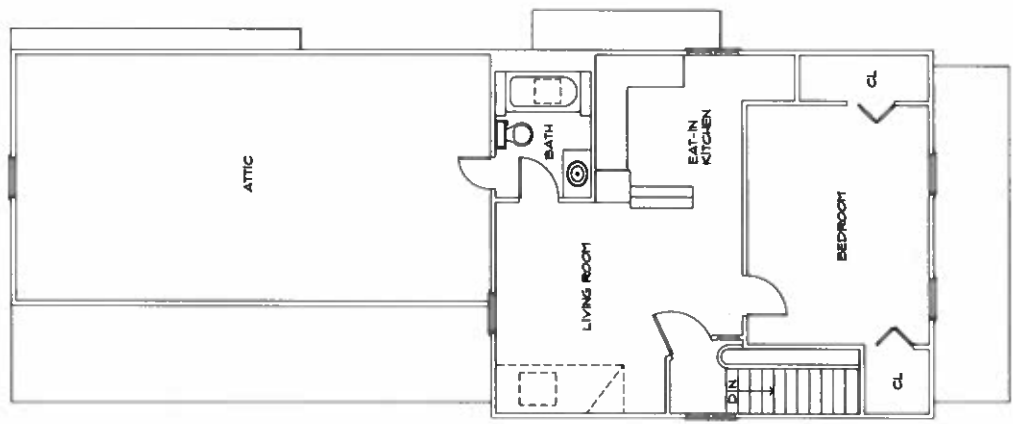
EXISTING SECOND FLOOR PLAN	
Drawing Title	EXISTING SECOND FLOOR PLAN
Project No.	EX2.2
Scale	AS SHOWN
Sheet No.	1
Date	03.18.2021
Drawn By	
Check By	
Rev.	
Date	2021-20

No.	Date	Revised

A Division of Registered Professional Engineers, LLC
 70.0000 000 WEST BROADWAY, MA 02739-0000
 617.462.1000
 www.comprehensive-design-build.com

Description	PROPOSED Renovation
	Approved on Hand
Date	

The design professional has prepared this design for the project. The design professional is not responsible for the construction of the project. The design professional is not responsible for the construction of the project. The design professional is not responsible for the construction of the project.



EX2.2
A EXISTING CONDITIONS SECOND FLOOR PLAN
 SCALE 3/4" = 1'-0"

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This floor plan shows a single-story house with a front porch. The layout includes a living room with a fireplace, an eat-in kitchen with a sink and stove, a bedroom, a bathroom, and a large attic. A central hallway provides access to the bedrooms, bathroom, and attic. The front porch has a set of stairs leading up to the living room.

A **PROPOSED SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"

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