

## 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: Construct New 27 Unit Apartment Building Est. Cost \_\_\_\_\_

Address of Work SS Middle Street - Plot 51 - Lot 72 & ES Ash Street - Plot 51- Lot 504

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 for Comprehensive Permit Under the Provisions of MGL Chapter 40B Sections 20-23**

Fee

Reason For Rejection:

*"See Attachments"*

**B-21-3049**

Comments and Conditions:

Signed *Danny A. Romanowicz* Date: *Oct. 22,* 20 *21*

Title *Building Commissioner*

Not valid unless signed (not stamped) by Building Commissioner



## 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

ES Ash Street – PLOT: 51 – LOT: 504 – ZONED DISTRICT: MUB

SS Middle Street – PLOT: 51 – LOT: 72 – ZONED DISTRICT: MUB

166-172 Chancery Street – PLOT: 51 – LOT: 72 – ZONED DISTRICT: MUB

Special Permit for a Comprehensive Permit Under Provisions of M.G.L. Chapter 40B Section 20-23

Zoning Code Review as follows:

#### Special Permit

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##### ❖ 2000 – Use and Dimensional Regulations

- 2200 – Use Regulations
  - 2210 – General
  - 2230 – Table of Use Regulations – Appendix-A
    - ♦ Residential: #4 – Multi-Family Garden Style (4 Stories)
- 2700 – Dimensional Regulation
  - 2710 – General
  - 2720 – Table of Dimensional Requirements – Appendix-B
    - ♦ Front Yard-Ft
    - ♦ Density of Dwelling Units per Lot
    - ♦ Lot Coverage by Building (%)
  - 2750 – Yards in Residence District
    - ♦ 2751 – Front Yard

##### ❖ 3000 – General Regulations

- 3100 – Parking and Loading
- 3110 – Applicability
- 3120-3125 – Special Permit (Reduction in Parking)
- 3130 – Table of Parking Loading Requirements – Appendix C
  - Multi-Family
- 3140 – Location and Layout of Parking and Loading Facilities
  - 3149 – Special Permit for Commercial Parking in Residential Districts. A Special Permit for vehicular access to a building lot accessed from public way that does not constitute frontage of the lot.
- 3150 – Size of Parking Space

##### ❖ 5000 – Administrations and Procedures

- 5300-5390 – Special Permit
- 5400 – Site Plan Review
  - 5410 – Purpose
  - 5420 – Applicability
    - ♦ 5421 – Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces.
  - 5430-5490B

#### Notes

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- ♦ Hardscape square footage on the lot has not been separated out from the greenscape square footage making it difficult to determine the exact percentage of green space on the lot.



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**Parking Spaces Calculations**

Building Use – New 27 Unit Apartment

Number of Parking Spaces Required

Number of Space required = 2 Parking Spaces/Unit x 27 Units = 54 Parking Spaces

Number of Parking Spaces Provided = 16 Parking Spaces

Number of Parking Spaces Required for Relief = 38 Parking Spaces

**Lot Coverage**

Building Square Footage = 7,352sf

Lot Square Footage = 15,379sf

Percentage of Lot Coverage –  $7,352sf \div 15,379sf = 0.48 = +/- 48\%$

Maximum Lot Coverage Allowed – 40%

**Density of Dwelling per Lot**

Number of Units = 27 Units

Lot Square Footage = 15,379sf

Density per Dwelling Unit –  $1,000sf/Unit \times 27 Units = 27,000sf$

Density of Square Footage per Unit –  $15,379sf \div 27,000sf = +/- 0.57/1,000sf$  of Lot

Minimum Lot Density Required –  $1/1,000sf$  of Lot