



New Bedford, Massachusetts Motor Vehicle Special Permit APPLICATION

The undersigned petitions the City Council to grant a SPECIAL PERMIT in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

DATE: july 1st 2020

Type of service to be provided:



Sales and/or Rentals



Body Repair



General Repair



Light Service

Owner/Landlord Information:

Rui Bizarro

Full Legal Name

10 Nye st (ap1)

Address

(774) 930 - 5310

Phone Number

Company Name (if applicable)

New Bedford, MA 02746

City, State, Zip

Email Address

OTHER Owner/Landlord Information: (if applicable)

Lessee Information: (if different from above)

Melissa El Ghobry

Full Legal Name

152 naples ave

Address

(401) 327 -2555

Phone Number

Enzo Auto Sales.

Company Name

Warwick Ri 02885

City, State, Zip

ziadmelissa@gmail.com

Email Address

OTHER Lessee Information: (if applicable)

The adress above, is the lessee personal adress.

Location Information:

Address of Premises: 297 Belleville ave, New Bedford MA 02746
Street Number & Name Zip Code

Assessor's Plot: 99 76 3113 320
Plot # Lot # Book # Page #

Lot Dimensions: 84C .09 58.27 4388
Frontage Depth Area in Sq. Ft.

Zoning District(s) in which premises are located: Mixed Used Business

Premises in present ownership since: (date of purchase) 08-04-1993

Present use of premises: Used car dealership

Number of buildings on Lot: 1 Size of existing building(s): 20 ft by 6 ft- total is 320 sqft

Number of cars on premises at any given time: 12

Number of people on premises at any given time: 2

Size of proposed buildings (if applicable): _____

Extent of proposed alterations (if applicable): _____

Have plans been submitted to the Department of Inspectional Services? yes
(Recorded Plans, accurately scaled as required by DIS, must be included with this application.)

Has the Department of Inspectional Services Commissioner refused to issue a permit? yes

If so, the reason: they said i need a special permit

Signature Page:

A non-refundable filing fee is required when submitting the application, payable by cash, check or money order made payable to the City of New Bedford. The filing fee is non-refundable regardless of whether or not the petition is granted.

The FEE SCHEDULE as of January 2018:

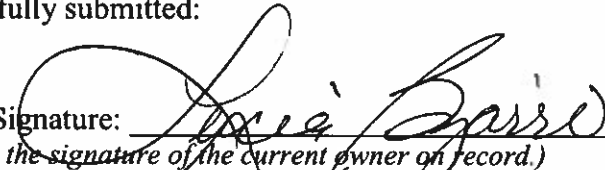
Up to 10,000 square feet - \$700
10,001 - 20,000 square feet - \$800
20,001 - 30,000 square feet - \$900

If the petition is granted, the permission is specific to the plans submitted, unless the City Council states otherwise.

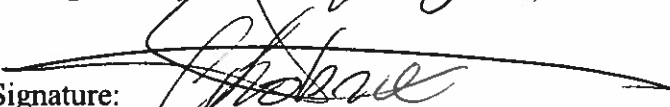
By signing this application, the Petitioner is stating that they have read and understand this application and the accompanying instructions and information. If granted, the Special Permit needs to be recorded and acted on within one year or the application process must begin again with a new, non-refundable fee.

I have read and understand this application and the accompanying instructions and information.

Respectfully submitted:

Owner Signature: 
(Must be the signature of the current owner on record.)

Date: 7/1/2020

Lessee Signature: 
(If the Lessee is a corporation, we must have a letter authorizing this person to sign on the corporation's behalf, on company letterhead.)

Date: 7/1/2020

Representative Signature: _____
(Although not a requirement for submission, you may wish to contact an attorney to assist you with the application process.)

Date: _____

OTHER Owner Signature: _____

Date: _____

OTHER Lessee Signature: _____

Date: _____



New Bedford, Massachusetts Motor Vehicle Special Permit *Department Signature Page*

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Tabitha Harkin
City Planner

07/22/2020
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

A Special Permit must be approved by City Council and wait 20 days for the appeal period to end. At that time the applicant must get the Special Permit stamped by the City Clerk, have it recorded at the Registry of Deeds, then bring a copy to room 308 in City Hall to start the permit process.

Danny Romanowicz
D.I.S. Commissioner

07/30/2020
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Applicant has an application pending for a Class II license,***A SPECIAL PERMIT IS REQUIRED FOR FINAL APPROVAL***

Nicholas Nanopoulos
Licensing Board Clerk

07/22/2020
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

If there will be engine repairs or storage of vehicles on the property, an MDC Trap is required to be installed and inspected /cleaned every 6 months. A receipt of the inspected/cleaning must be sent to the DPI IPP Office, 1105 Shawmut Ave. New Bedford, MA 02746.

Wayne Perry, IPP Engineer
Department of Public Infrastructure

07/28/2020
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Dennis Farias
City Clerk

07/23/2020
Date



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP # 72 99	LOT(S)# 276 76
ADDRESS: 297 Belleville Ave	
OWNER INFORMATION	
NAME: Melissa El Ghobry	
MAILING ADDRESS: 152 Naples Ave, Warwick RI 02886	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	
MAILING ADDRESS (IF DIFFERENT):	
TELEPHONE #	401-327-2555
EMAIL ADDRESS:	ziadmelissa39@gmail.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input checked="" type="checkbox"/>	OTHER (Please explain):

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Michael J. Motta

Printed Name

Michael Motta

Signature

8/14/2020

Date

Amount Due

\$5.00

Date Paid

8-14-2020

Confirmation Number

6569695

August 14, 2020

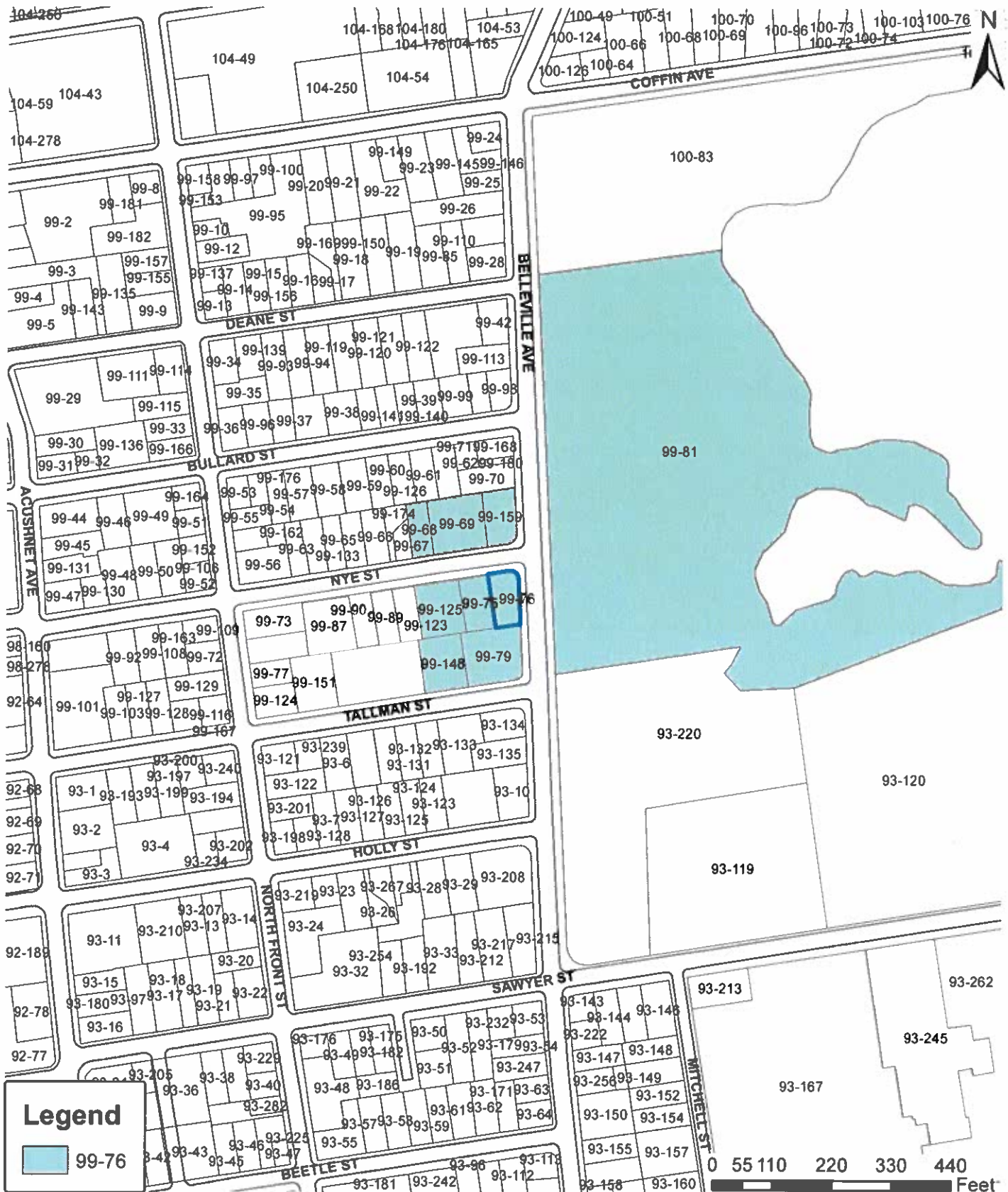
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 297 Belleville Avenue (Map: 99, Lot: 76). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
99-81	BELLEVILLE AVE	CITY OF NEW BEDFORD, 131 WILLIAM STREET NEW BEDFORD, MA 02740
99-75	10 NYE ST	BIZARRO RUI, 225 GAFFNEY ROAD S DARTMOUTH, MA 02748
99-76	297 BELLEVILLE AVE	BIZARRO RUI, 225 GAFFNEY ROAD DARTMOUTH, MA 02748
99-159	319 BELLEVILLE AVE	DEMELO LIBERIO "TRUSTEE", 319 BELLEVILLE AVENUE REALTY TRUST 70 SHARP STREET DARTMOUTH, MA 02747
99-69	11 NYE ST	TOBIN MARY "TRUSTEE", 11 NYE STREET REALTY TRUST 609 SALEM STREET ROCKLAND, MA 02370
99-148	9 TALLMAN ST	DEFRIAS MIGUEL, DEFRIAS ALDA 9 TALLMAN ST NEW BEDFORD, MA 02746
99-68	15 NYE ST	ALVES HORACIO P, ALVES MARIA C 15 NYE STREET NEW BEDFORD, MA 02746
99-125	12 NYE ST	ARHAT, LLC, 39 WALNUT STREET FAIRHAVEN, MA 02719
99-79	291 BELLEVILLE AVE	PINHANCOS ALBERTO R., PINHANCOS CAROLINA DACOSTA 291 BELLEVILLE AVE NEW BEDFORD, MA 02746

Note: This map was developed using the best available data and serves a guide rather than a determination. Data should be confirmed in the field to ensure accuracy.



City of New Bedford, Massachusetts
Department of City Planning

Parcel within 300FT



August 2020

Property Address: 10 Wyn Street
New Bedford, MA 02745

OUTCLAIM DEED

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
455 FIFTH AVENUE, NEW YORK 17, N. Y.

[illegible]

**RECORD SET OF
NATIONAL SOVIET
UNION**

**0-00
1-00**

**0-00
1-00**

**0-00
1-00**

The land in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

thence **SOUTHERLY** in line of said Belleville Avenue, one hundred and 69/100 (100.69) feet to land of parties unknown;

Traverse WESTERLY to line of last-surveyed land, north-south and 17,000 (99.17) feet to land now or formerly of one Nye:

thence **NORTHERLY** in line of last-mentioned lot, one hundred (100) feet to the said line of Nye Street; and

thence **EASTERLY** in line of said N. 2nd Street, one hundred ten (110) feet to the said line of Belleville Avenue and the point of beginning.

CONTAINING thirty-eight and 41,700 (38.4) separate rock, shale or lime

BEING the same parcel conveyed to us by deed of Sale's 1. Purchase, dated January 14, 1903 and recorded in the Bristol County (S.B.) Registry at Dorset, Book 2986, Page 317.

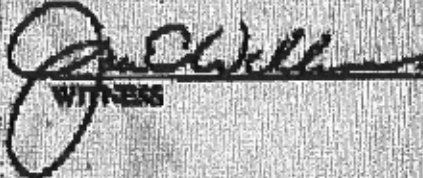
SUBJECT to the said estate taxes for the fiscal year 1994 which the grantee herein assumes and agrees to pay.

003113P0321

TITLE NOT SEARCHED BY PREPARED OF THIS DEED

WITNESS our hands and seals this 2nd day of August, 1991.

Signed and sealed in presence of


WITNESS


RLE BEARDS

LUCIA A. BEARDS

COMMONWEALTH OF MASSACHUSETTS

BRENTOL, SS.

August 2, 1991

They personally appeared the above-named RLE BEARDS and LUCIA A. BEARDS and acknowledged the foregoing instrument to be their free act and deed.


JOHN E. WILLIAMS
Notary Public
My commission expires May 20, 1994

Received & Recorded Aug. 4, 1991 at 9:51 AM.

ATTEST 

MASSACHUSETTS
NOTARY PUBLIC
JULY 20, 1994

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: Operate a Used Car Business Est. Cost _____

Address of Work: 297 Belleville Avenue

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 CITY COUNCIL

Fee _____

Reason For Rejection:

Permit # _____

" See Attached "

Comments and Conditions:

Signed Danny M. Romanowicz Date: JUNE 30, 2020

Title Building Commissioner

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

297 Belleville Avenue – PLOT: 99 – LOT: 76 – ZONED DISTRICT: MUB
Special Permit Required from the City Council

Zoning Code Review as follows:

Special Permit

City Council

❖ SECTION

- 2200 – Use Regulations
- 2210 – General
- 2230 – Table of Principal Use Regulations – Appendix A
 - Commercial - #18. Motor vehicle sales and rental
- 5300-5330 & 5360-5390 – Special Permit

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.

APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS**DISTRICTS**

Principal Use	Districts										
	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
A. Residential											
1. Single-family dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	N
2. Two-family dwelling	N	Y	Y	N	Y	N	N	N	N	N	N
3. Multi-family townhouse (3 stories)	N	N	Y	N	Y	N	N	N	N	N	Y
4. Multi-family garden style (4 stories)	N	N	N	N	N	N	N	N	N	N	Y
5. Multi-family mixed use (6 stories)	N	N	N	N	PB	PB	N	N	N	N	Y
6. Multi-family mid-rise (12 stories)	N	N	N	N	N	N	N	N	N	N	PB

C. Commercial	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
1. Nonexempt agricultural use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
2. Nonexempt educational use	N	N	N	N	Y	Y	BA	BA	BA	BA	Y
3. Animal clinic or hospital; with ancillary animal boarding	N	N	N	N	SP	N	BA	BA	BA	N	BA
4. Adult day care	BA	BA	BA	BA	BA	N	BA	BA	BA	N	Y
5. Family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
6. Large family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
7. Club or lodge, nonprofit	CC	CC	CC	CC	CC	N	N	N	N	N	CC
8. Funeral home	BA	BA	BA	BA	BA	BA	N	N	N	N	N
9. Adult entertainment establishment	N	N	N	N	CC	CC	CC	CC	CC	CC	N
10. Bed & Breakfast	BA	BA	BA	BA	BA	N	N	N	N	N	BA
11. Motel, hotel or inn	N	N	N	N	Y	Y	Y	Y	Y	Y	Y

12. Retail stores and services not elsewhere set forth	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
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

Location: 297 BELLEVILLE AVE**Parcel ID:** 99 76**Zoning:** MUB**Fiscal Year:** 2020**Current Sales Information:****Sale Date:**

08/04/1993

Sale Price:

\$0.00

Card No. 1 of 1

Current Owner Information:

BIZARRO RUI

225 GAFFNEY ROAD

DARTMOUTH, MA 02748

Legal Reference:

3113-320

Grantor:

BIZARRO RUI

This Parcel contains 0.1007 acres of land mainly classified for assessment purposes as AUTO S&S with a(n) General Office style building, built about 2004, having Vinyl exterior, Asphalt Shingles roof cover and 320 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

39800

Land Value:

74200

Yard Items Value:

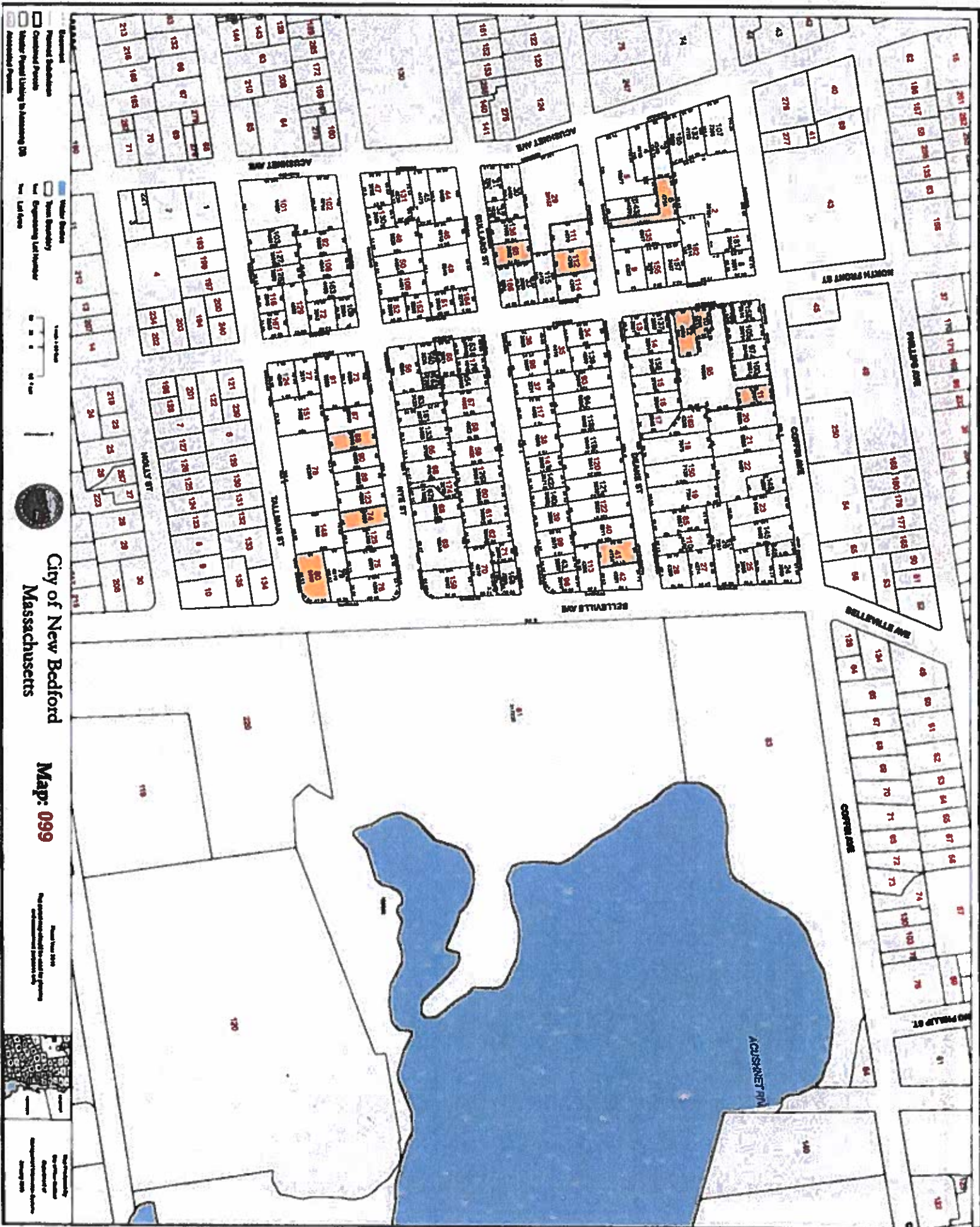
6300

Total Value:

120300

**Fiscal Year 2020****Tax Rate Res.:** 16.16**Tax Rate Com.:** 33.59**Property Code:** 330**Total Bldg Value:** 39800**Total Yard Value:** 6300**Total Land Value:** 74200**Total Value:** 120300**Tax:** \$4,040.88**Fiscal Year 2019****Tax Rate Res.:** 16.47**Tax Rate Com.:** 34.84**Property Code:** 330**Total Bldg Value:** 41500**Total Yard Value:** 6400**Total Land Value:** 74200**Total Value:** 122100**Tax:** \$4,253.96**Fiscal Year 2018****Tax Rate Res.:** 16.63**Tax Rate Com.:** 35.65**Property Code:** 330**Total Bldg Value:** 40000**Total Yard Value:** 6400**Total Land Value:** 74200**Total Value:** 120600**Tax:** \$4,299.39

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.



City of New Bedford
Massachusetts

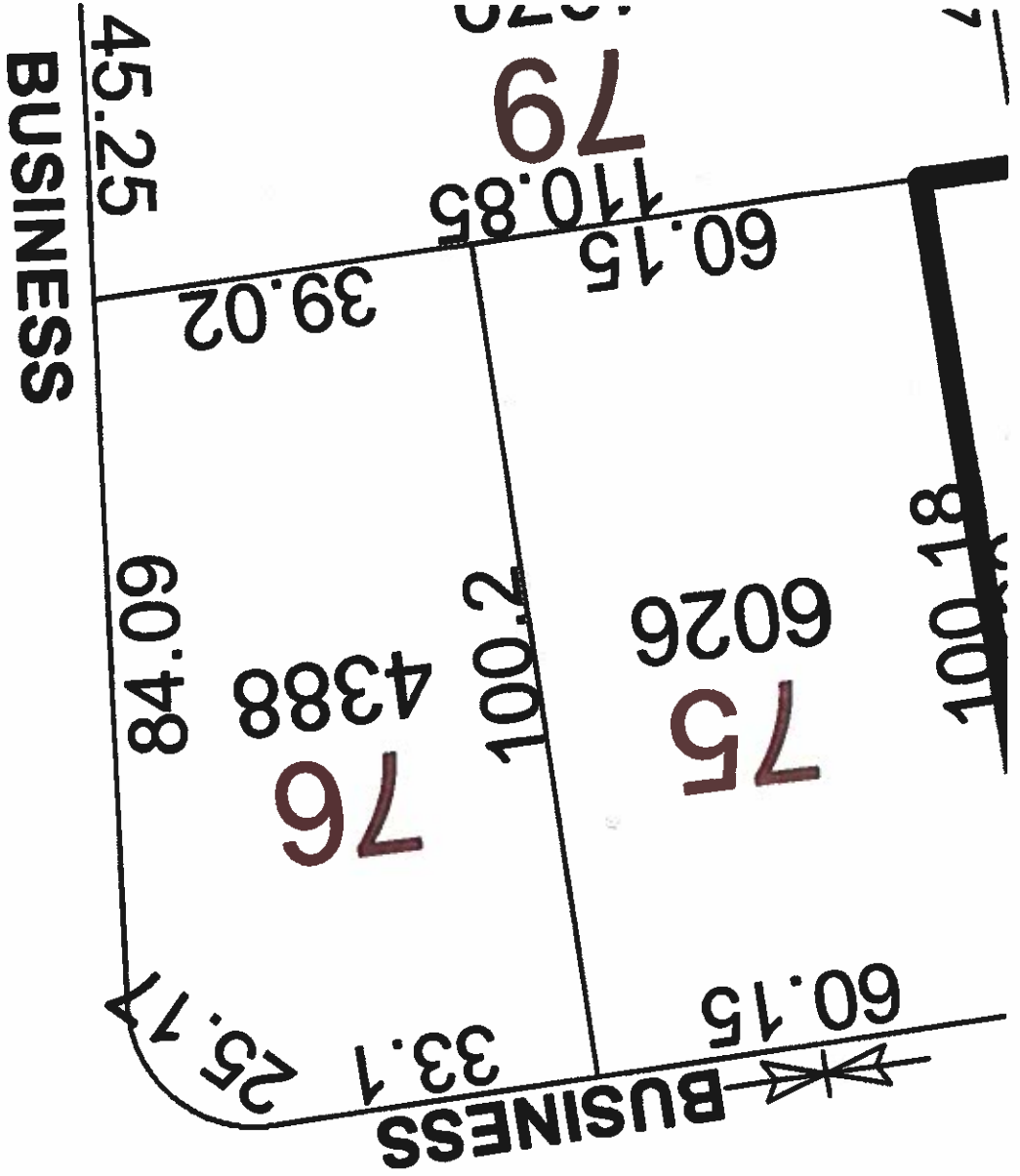
Map: 099

March 2000



Map of the City of New Bedford
Massachusetts
March 2000

37 BUSINESS



Dean Kalavritinos

From: Melissa El Ghobry <ziadmelmisa39@gmail.com>
Sent: Wednesday, June 3, 2020 11:14 AM
To: Dean Kalavritinos
Subject: Re: [EXTERNAL] Fwd: 297 Belleville Ave - lease agreement/ plan

LEASE AGREEMENT

V. UTILITIES

LESSOR shall be responsible for all water and sewer bills for the premises. LESSEE shall report ANY and ALL potential water over-usage and leaks in the LESSOR. LESSEE shall be responsible for all other utilities and agrees to keep LESSEE harmless therefore. LESSEE agrees to keep said premises heated and necessary to prevent damage to the plumbing and pipes within the building.

VI. USE OF LEASED PREMISES

The LESSEE shall use the leased premises only for the purpose of operating a used car lot and maintained exclusively for the purpose of auto sales at the premises 297 Belleville Avenue, New Bedford, MA 02746.

VII. COMPLIANCE WITH LAWS

The LESSEE acknowledges that no trade or occupation shall be conducted on the leased premises or use made thereof which will be unlawful, improper, noisy, offensive, or contrary to any law or any municipal by-law or ordinance in force in which the premises are situated.

VIII. INSPECTION OF PREMISES

The LESSEE understands and agrees to allow inspections of the premises. Inspections must be done yearly by the City of New Bedford Licensing Board. Additionally, LESSOR shall have the right to conduct inspections of the premises (4) times per year.

IX. INSURANCE

LESSEE is required and shall assume full responsibility in acquiring and maintaining a standard garage keeper's insurance policy for all vehicles stored on the premises. Within ~~ten~~ (30) days of the start of this Lease, LESSEE will provide

X. MAINTENACE OF PREMISES

The LESSEE agrees to maintain the leased premises in the same condition as it is at the commencement of the term or as they may be put in during the lease. Reasonable wear and tear, damage by fire and other casualty or accident, and whenever necessary, to replace plate glass and other glass therein, and to keep the leased premises are now in good order and the glass whole. The LESSEE shall include snow removal and sanding property grounds as well as sidewalks and premises during winter months. The LESSEE shall not permit the leased premises to be overloaded, damaged, stripped, or defaced, nor suffer any waste. All trash shall be disposed of weekly for routine Tuesday morning pick-up. LESSEE must use the New Bedford waste disposal department (ABC Disposal) to arrange for recycling containers to be delivered to the premises and the LESSEE to pay the cost of waste disposal.

XI. ASSIGNMENT - SUBLEASING

The LESSEE shall not assign or sublet the whole or any part of the leased premises without LESSOR's prior written consent, which consent shall not be unreasonably withheld or delayed. Notwithstanding such consent, LESSEE shall remain liable to LESSOR for the payment of all rent and for the full performance of the covenants and conditions of this Lease.

XII. SUBORDINATION

XIII. LESSOR'S ACCESS

The LESSOR or agents of the LESSOR may, at reasonable times, enter the leased premises and remove placards and signs not approved by the LESSOR. The LESSEE agrees to allow LESSOR to access the premises in order to make repairs and alterations as LESSOR should elect to do. The LESSEE is in agreement that it may show the leased premises to others, and at any time within three (3) months after the expiration of the term, may affix to any suitable part of the leased premises a sign for selling the leased property and keep the same so affixed without hindrance or molestation.

XIV. DEFAULT AND BANKRUPTCY

In the event that:

- (a) The LESSEE shall default in the payment of any installment or other sum herein specified and such default shall continue for ten (10) days; or
- (b) The LESSEE shall default in observance or performance of any of the LESSEE's covenants, agreements or obligations hereunder and such default shall not be corrected within ten (10) days; or
- (c) The LESSEE shall be declared bankrupt or insolvent according to the laws of any state or country, or any assignment shall be made of LESSEE's property for the benefit of creditors, then the LESSOR shall have the right thereafter, while such default continues, to re-enter and take complete possession of the leased premises, to declare the term of this Lease terminated, to remove the LESSEE's effects, without prejudice to any remedies which might otherwise be used for arrears of rent or other default. The LESSEE shall indemnify the LESSOR against all loss of rent and other payments which the LESSOR may receive by reason of such termination during the residue of the term. If the LESSEE shall fail to observe the observance or performance of any condition or covenants on LESSEE's part

If the LESSOR makes any expenditures or incurs any obligations for the money in connection therewith, including but not limited to, reasonable attorney's fees in instituting, prosecuting or defending any action or proceeding, such sums plus obligations incurred, with interest at the rate of (12) percent per annum and be paid to the LESSOR by the LESSEE as the additional rent.

XV. NOTICE

Any notice from the LESSOR to the LESSEE relating to the leased premises or the occupancy thereof shall be deemed duly served if left at the leased premises addressed to the LESSEE, or if mailed to the leased premises, by registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSEE. Any notice from the LESSEE to the LESSOR relating to the leased premises or to the occupancy thereof shall be deemed duly served if mailed to the LESSOR by registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSOR at such address as the LESSOR may from time to time advise in writing. All rent and notices shall be paid and sent to the LESSOR at 225 Gaffney Road, Dartmouth, MA 02748.

XVI. SURRENDER

The LESSEE shall at the expiration or other termination of this Lease remove the LESSEE's goods and effects from the leased premises (including, without here limiting the generality of the foregoing, all signs and lettering affixed or painted to the leased premises by the LESSEE, either inside or outside the leased premises). LESSEE shall deliver to the LESSOR the leased premises and all keys, locks thereto, and other fixtures con-

In the event the LESSEE's failure to remove any LESSEE's property from the premises, the LESSOR is hereby authorized, without liability to LESSEE for loss or damage thereto, and at the sole risk of LESSEE, to remove and store any of the property at LESSOR's expense, or to retain same under LESSOR's control or to sell at public or private sale without notice, any or all of the property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property.

XVII. RENEWAL OPTION

LESSEE will have the option to extend this Lease for one (1) year commencing on the termination date for an increased monthly rental rate to be negotiated by LESSEE and LESSOR no later than three (3) months prior to the termination date.

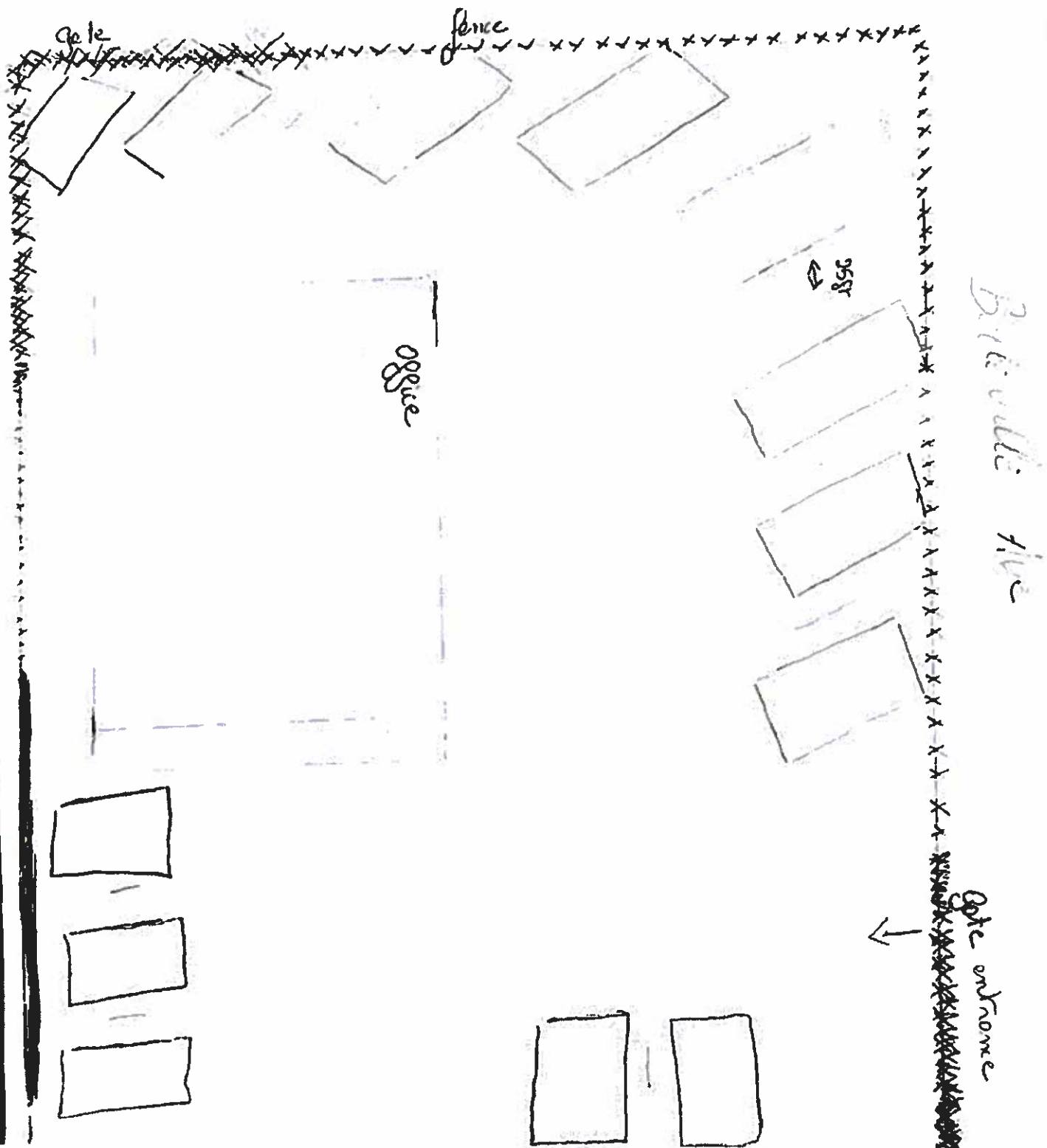
XVIII. PRE-CONDITION TO LEASE

This Lease agreement is conditional upon the approval of the transfer of LESSEE's Class II license by the City of New Bedford Licensing Board.

IN WITNESS WHEREOF, the LESSOR and LESSEE have hereunto set their hands and seals this 30 day of May, 2020.

Rui Bizarro
Rui Bizarro (LESSOR)

{ B-20-1308
297 Belleville Ave }
Nyc SK



Google Maps 297 Belleville Ave



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Google Maps 297 Belleville Ave



Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View



