

2. VARIANCE SPECIFICS

The undersigned petitions the New Bedford Zoning Board of Appeals [ZBA] to grant a VARIANCE in the manner and for the reasons set forth here under the provisions of the city's zoning ordinance to the following described premises:

APPLICATION SUMMARY (PLEASE PRINT)

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	127-C	LOT(S)#	271
REGISTRY OF DEEDS BOOK:	3456	PAGE #	59
PROPERTY ADDRESS: 167 MARYLAND STREET, NEW BEDFORD, MA 02745			
ZONING DISTRICT: RESIDENTIAL A			
OWNER INFORMATION			
NAME: TIMOTHY J. REZENDES			
MAILING ADDRESS: 167 MARYLAND STREET, NEW BEDFORD, MA 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): SAME			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: <i>Check one:</i>	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER <i>Describe</i> <input type="checkbox"/>
MAILING ADDRESS (IF DIFFERENT): SAME			
TELEPHONE #	(508) 995-8802		
EMAIL ADDRESS:	TREEZY@VERIZON.NET		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give planning division staff and ZBA members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

Timothy J. Rezendes
Signature of Applicant/s

MARCH 22, 2016
Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the variance must be recorded and acted upon within one year.

Timothy J. Rezendes
Signature of Owner/s

MARCH 22, 2016
Date

APPLICATION SPECIFICS

DIMENSIONS OF LOT/S:	FRONTAGE 80'	DEPTH 80'	AREA in SQ. FT 6,400		
EXISTING BUILDING/S	# OF BLDGS 1	EXISTING SIZE 30'W x 27'D	TOTAL SQ FT BY FLOOR 1ST - 810 2ND - 459	NUMBER OF FLOORS 2	TOTAL SQ. FT ENTIRE STRUCTURE 1,269
	# OF DWELLING UNITS 1		# OF BEDROOMS		
PROPOSED BUILDING/S	# OF BLDGS 1	PROPOSED SIZE 16'W x 22'D	TOTAL SQ FT BY FLOOR 352	NUMBER OF FLOORS 1	TOTAL SQ. FT ENTIRE STRUCTURE 352
	# OF DWELLING UNITS 1		# OF BEDROOMS 0	EXTENT OF PROPOSED ALTERATIONS	
EXISTING USE OF PREMISES:	RESIDENCE				
PROPOSED USE OF PREMISES:	RESIDENCE				
EXPLAIN WHAT MODIFICATIONS YOU ARE PROPOSING THAT NECESSITATE THE REQUESTED VARIANCE:	<p>DEMOLISH EXISTING CARPORT AND ATTACHED SHED AND CONSTRUCT NEW FAMILY ROOM ADDITION OF THE SAME SIZE AS THE CARPORT AND ATTACHED SHED, THE NEW ADDITION DOES NOT MEET THE REAR SETBACK REQUIREMENTS, A 2 CAR DRIVEWAY IS PROPOSED WITH 1/2 THE DRIVEWAY IN FRONT OF THE NEW ADDITION,</p>				

If there's a commercial use existing and/or proposed, please complete the following:

	EXISTING		PROPOSED	
NUMBER OF CUSTOMERS PER DAY				
NUMBER OF EMPLOYEES				
HOURS OF OPERATION				
DAYS OF OPERATION				
HOURS OF DELIVERIES				
FREQUENCY OF DELIVERIES (Check frequency)	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY
	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER

If you are also requesting site plan review and special permit/s from the planning board, please specify here:

Complete each item that is relevant to your variance request:

	Existing	Allowed/ Required	Proposed
Lot Area (sq ft)			
Lot Width (ft)			
Number of Dwelling Units			
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)			
Front Setback (ft)			
Side Setback (ft)			
Side Setback (ft)			
Rear Setback (ft)	26'7"	30	19'
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)			
Off-Street Parking Spaces			
Loading Bays			
Number of Ground Signs			
Height of Ground Sign			
Proximity of Ground Sign to Property Line			
Area of Wall Sign (sq ft)			
Number of Wall Signs			

3. PARCEL LEGAL DOCUMENTATION

Title Reference to Property

DEED ATTACHED

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

Is the applicant also the owner? Yes No

If no, please attach the following three items to your application and indicate they are attached:

A notarized authorization letter on letterhead from the owner to tenant/buyer for application of this permit.

If the Applicant is Not the Owner, Provide:

A copy of the Purchase & Sale Agreement or lease, where applicable.

A copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

4. REQUIRED FINDINGS FOR GRANTING A VARIANCE

Massachusetts General Law Chapter 40A Section 10 requires the "permit granting authority" (which, in this instance is the Zoning Board of Appeals) to make ALL the following findings before a variance can be granted:

A

That there are circumstances relating to the soil conditions, shape or topography which especially affect the land or structure in question, but which do not affect generally the zoning district in which the land or structure is located.

B

That due to those circumstances especially affecting the land or structure, literal enforcement of the provisions of the Zoning Ordinance or By Law would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

C

That desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Ordinance or Bylaw.

D

That desirable relief may be granted without substantial detriment to the public good.

The full text of M.G.L. Chapter 40A, Section 10 can be viewed at: <http://www.mass.gov/legis/laws/mgl/>

Because the ZBA must be able to articulate each of these four findings in order to grant a variance, you must make your case as to WHY your application meets each of these four points. ***This is an extremely important question and it is recommended that you answer this VERY carefully.*** You may use an additional sheet if needed.

A Describe any circumstances relating to soil conditions, shape or topography which especially affect the land or structure in question but that doesn't generally affect the zoning district in which your premises is located:

SEE ATTACHED SHEET

B Describe how circumstances unique to your land or structure would mean a substantial hardship to you if the city were to literally enforce the zoning ordinance:

SEE ATTACHED SHEET

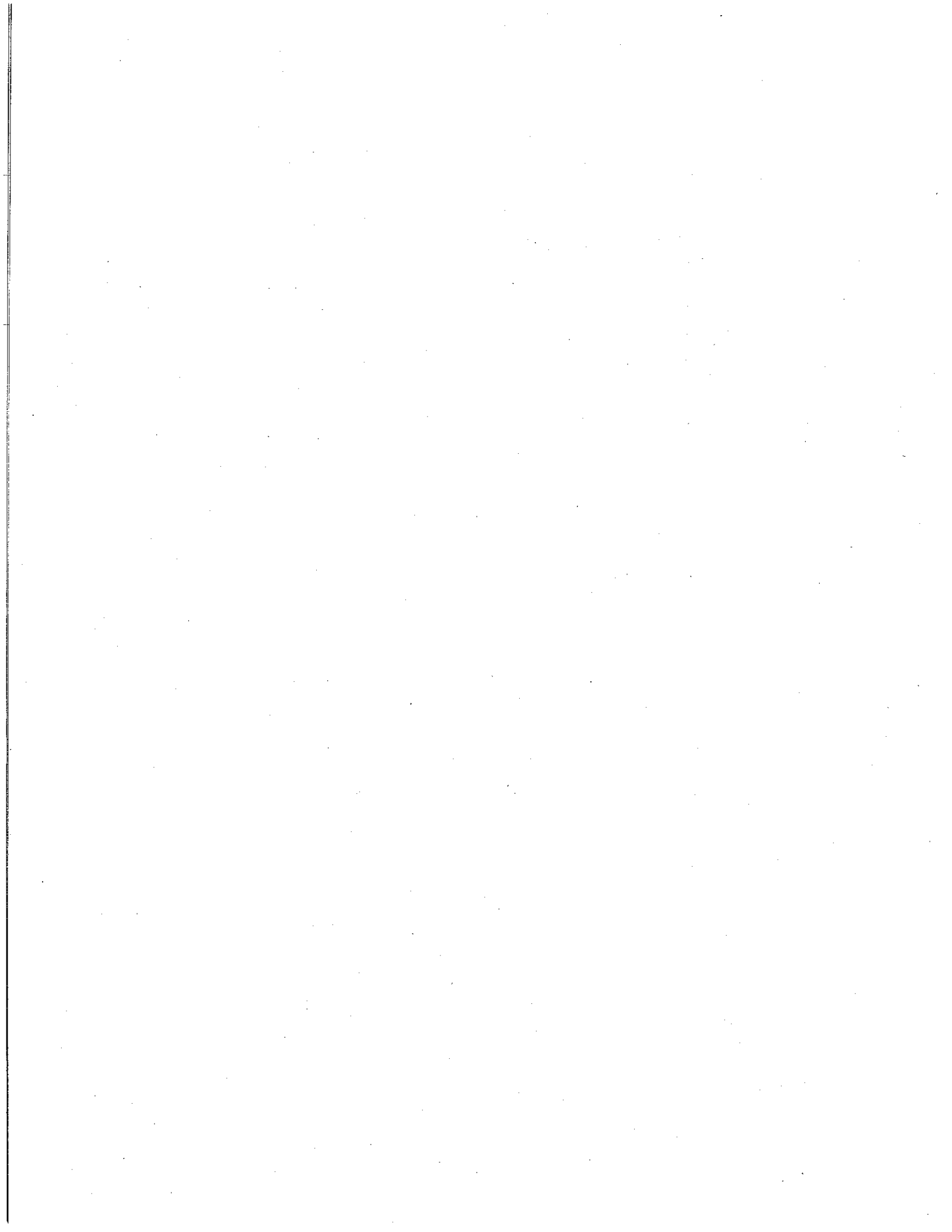
C Describe how granting you relief would not take away from the purpose of the city's zoning ordinance:

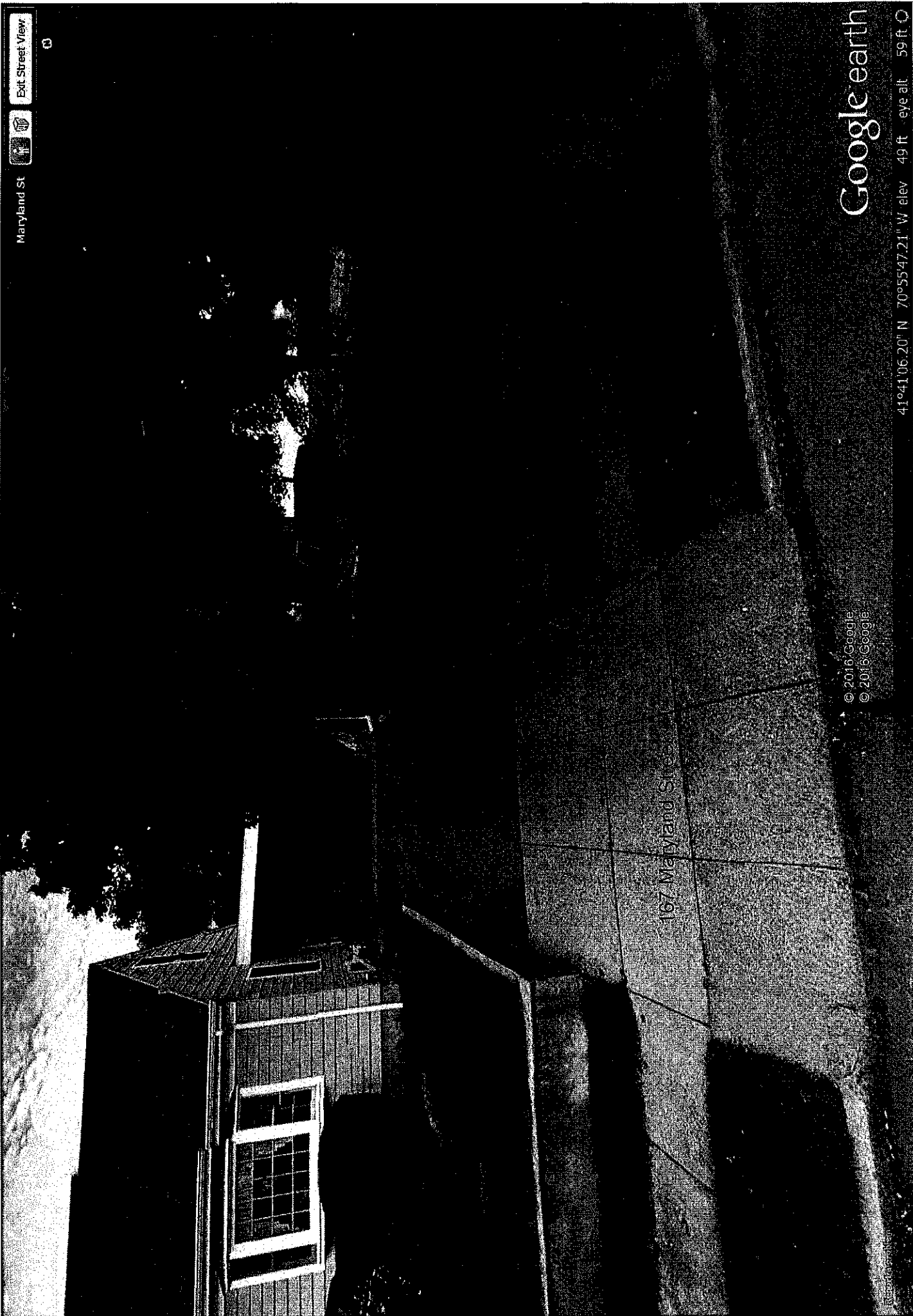
SEE ATTACHED SHEET

D Describe why nobody else would be hurt if the city granted your requested zoning relief:

SEE ATTACHED SHEET

- A) The existing house and attached carport was constructed on a hill and the floor level elevation is approximately 7 feet higher than Maryland Street. The existing lot is undersized and the carport and attached shed is currently nonconforming and does not meet the 30 foot setback. For the driveway relief, the existing property only has a single car driveway. The proposed 12-foot width expansion of the driveway would provide a two car wide driveway. When keeping the driveway side setback requirement, a portion of the driveway will have to be in front of the new addition or existing carport. There is also an existing 20 diameter City maple tree that would need to be cut down for visibility reasons if the driveway is required to be relocated to the side of the house (picture attached).
- B) The existing building was constructed on a hill and when originally constructed what in conformance with the regulations at that time. Because the lot is an undersized lot, the land does not support any further construction on the property to meet the 30-foot setback requirement. The proposed new addition is setback in the property in the flatter portion of the property so that the driveway would not be short and steep and to minimize the number of steps into the new addition. Shortening the depth of the new addition would make the room smaller and decrease in value of the property. If the new addition is constructed closer towards the front of the house (Maryland Street), an existing window in the living room of the main house will be obstructed and natural light will be lost. Reconfiguring the dimension of the new addition to build closer to the side yard instead of the rear yard will require nontraditional standard framing lumber which will increase the cost of the new addition.
- C) The new addition will not negatively impact the neighborhood. The new addition will be compatible with adjacent properties. The new addition will be constructed in the same location as the existing carport and attached shed. The new addition will not be expanding much beyond where the existing building are located. The only expansion beyond the existing foot print is for a new 6-foot bulkhead attached to the new foundation for the addition. The current house does not have a bulkhead. The direct abutter to the rear (Parcel No. 127C-265) and corner (Parcel No. 127C-263, Case 4159) have received relief from the zoning dimensional requirements for their recent construction projects on their properties. The new addition will enhance the curb appeal, increase the property value, and replace an unattractive carport.
- D) The new addition will be constructed in the same location as the existing carport and attached shed. Direct abutters are not losing any views that they currently have. Also, where the new addition is being constructed, my property is at a lower elevation than the property to the adjacent rear and side properties and any surface water runoff from the roof and driveway will be directed towards Maryland Street and not the adjacent properties just like the existing condition. The existing evergreen vegetation along the rear property line will remain and will shield the rear abutter's view of the building. A house at 101 Maryland Street which is located 7 houses (~500 feet) from the property that has a driveway in front of their house (picture attached).





Maryland St

Exit Street View

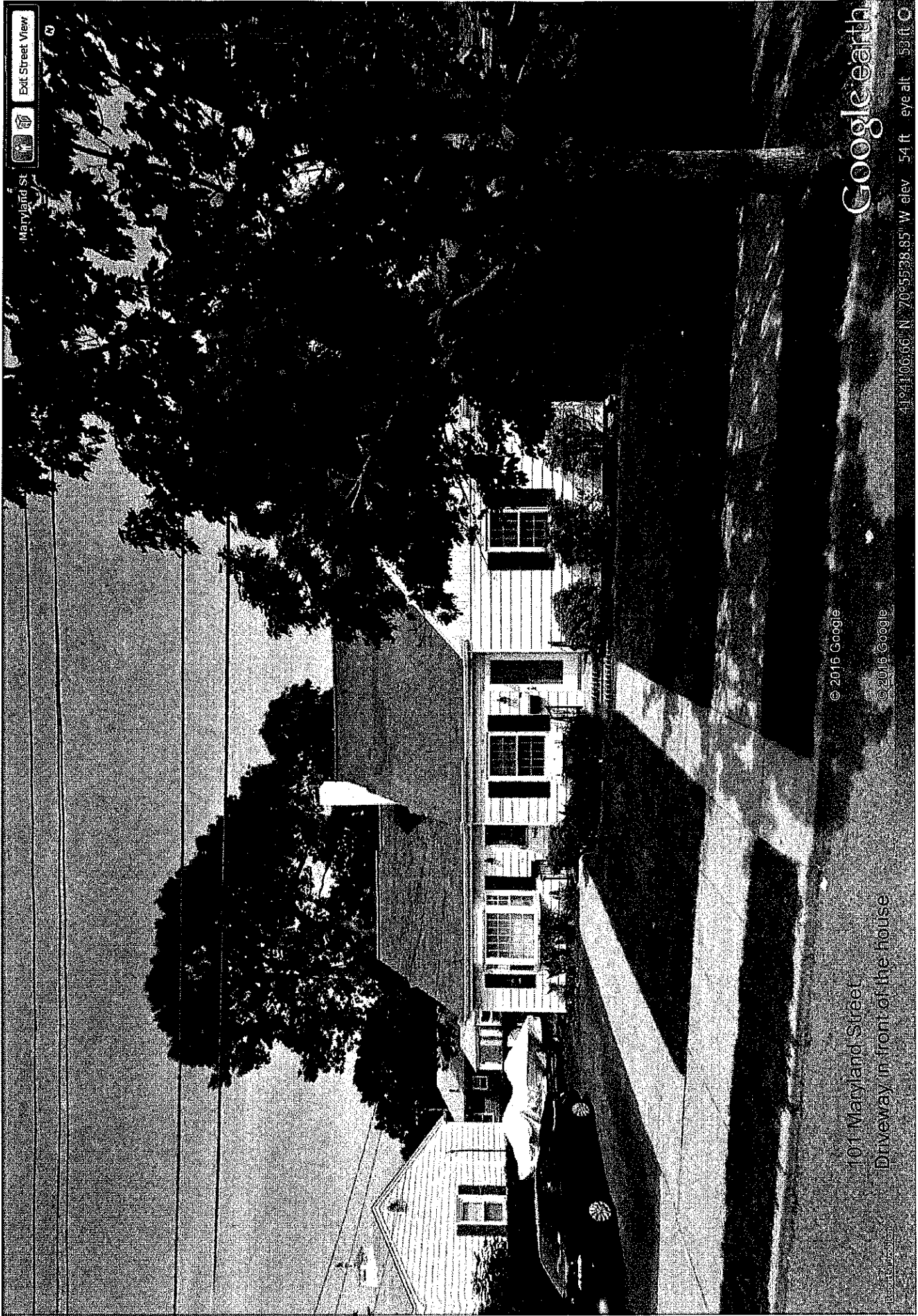


© 2016 Google
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Google earth

41°41'06.20" N 70°55'47.21" W elev 49 ft eye alt 59 ft





Maryland St

Exit Street View



101 Maryland Street
Driveway in front of the house

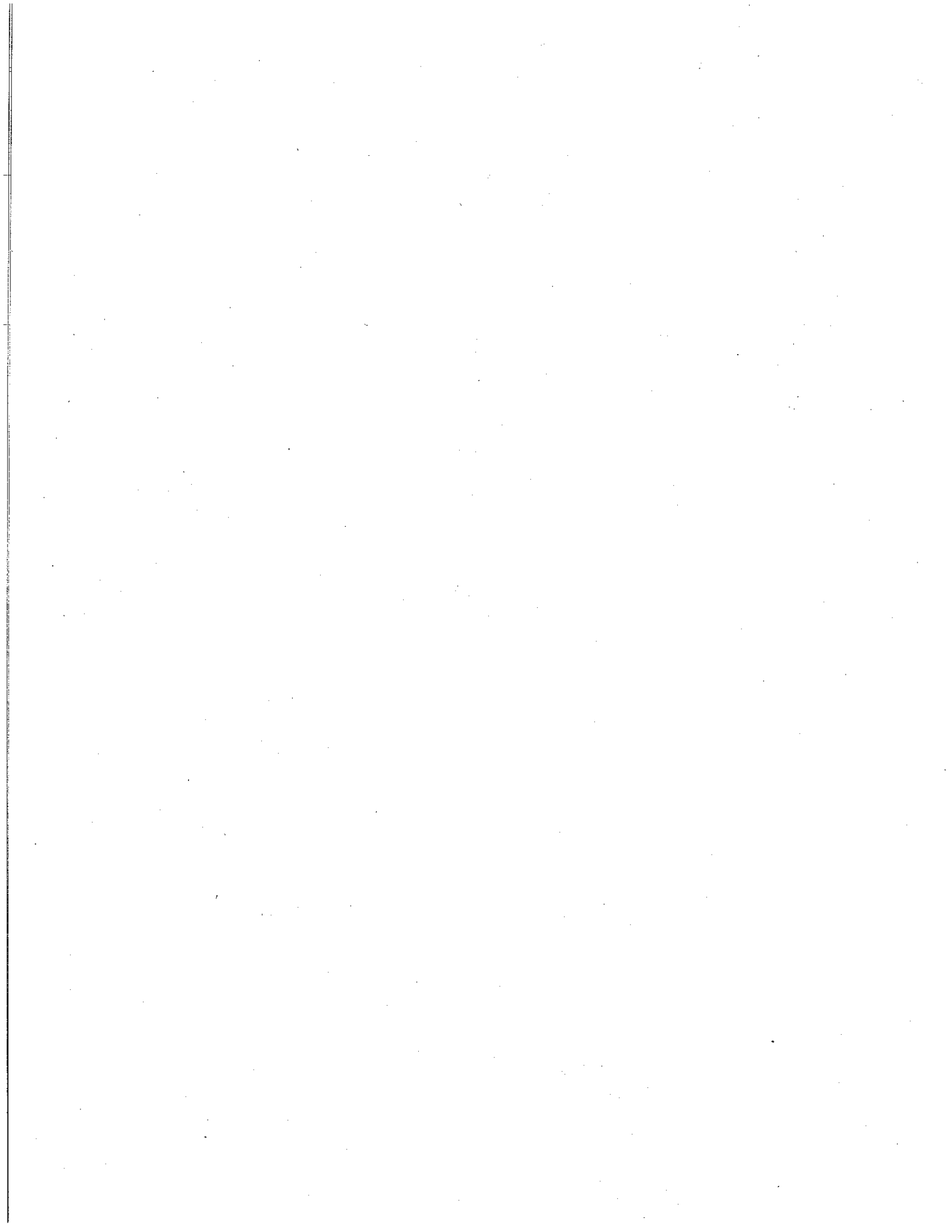
© 2016 Google

© 2016 Google

Google Earth

41°41'06.66" N 70°55'38.85" W elev. 54 ft eye alt. 53 ft

Report a problem



127-E

APPIETDN STREET

RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A
263	265	267	402	401	432	431	429	409
1175 3200	23.51 6400	36.07 9820	22.48 6175	23.42 6355	33.29 9062	26.45 7200	26.45 7200	21.33 7440
264	271	273	274	399	401	408	406	2733
1175 3200	23.51 6400	1175 3200	1175 3200	1175 3200	23.42 6355	46.43 12640	2733 7440	
269	271	273	274	399	401	408	406	
23.50 6400	23.51 6400	1175 3200	1175 3200	1175 3200	23.42 6355	46.43 12640	2733 7440	
20	20	40	40	40	80	80	80	80

MARYLAND STREET

RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A
276	278	280	281	282	399	401	408	409
1175 3200	23.50 6400	1175 3200	1175 3200	1175 3200	1175 3200	23.42 6355	46.43 12640	21.33 7440
277	285	287	288	289	399	401	408	406
1175 3200	14.71 4004	1175 3200	1175 3200	1175 3200	1175 3200	23.42 6355	46.43 12640	2733 7440
283	285	287	288	289	399	401	408	406
1175 3200	14.71 4004	1175 3200	1175 3200	1175 3200	1175 3200	23.42 6355	46.43 12640	2733 7440
20	30	40	40	40	80	80	80	80

JARRY STREET

RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A
157	104	103	102	48	49	43	45	46
12.32 3354	12.55	12.62	12.57 3716	14.25 3850	14.01 3814	14.25 3850	14.25 3850	14.25 3850
157	104	103	102	48	49	43	45	46
12.32 3354	12.55	12.62	12.57 3716	14.25 3850	14.01 3814	14.25 3850	14.25 3850	14.25 3850
20	20	20	20	20	20	20	20	20

PINE GROVE STREET

RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A
104	103	102	48	49	43	45	46	47
12.55	12.62	12.57 3716	14.25 3850	14.01 3814	14.25 3850	14.25 3850	14.25 3850	14.25 3850
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12.55	12.62	12.57 3716	14.25 3850	14.01 3814	14.25 3850	14.25 3850	14.25 3850	14.25 3850
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RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A
12917	441	3283	3240	12627	104	414	11195	12555
12917	441	3283	3240	12627	104	414	11195	12555
12917	441	3283	3240	12627	104	414	11195	12555
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RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A	RES. A
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157	104	103	102	48	49	43	45	46
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WILSON

METCALF

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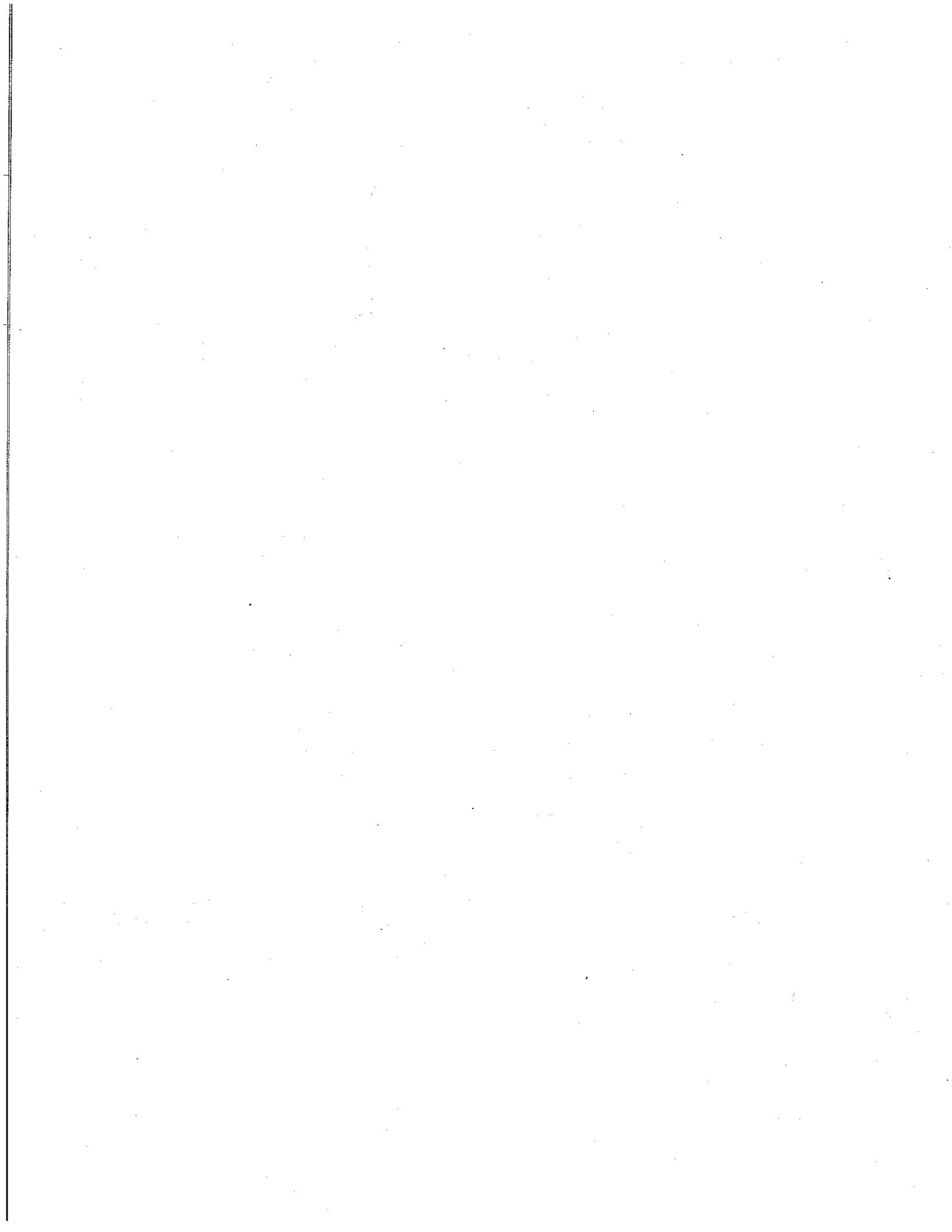
RES. A

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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 #	127-C	LOT(S)#	271
ADDRESS: 167 MARYLAND STREET, NEW BEDFORD, MA			
OWNER INFORMATION			
NAME: TIMOTHY J. REZENDES			
MAILING ADDRESS: 167 MARYLAND ST, NEW BEDFORD, MA 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	(508)995-8802		
EMAIL ADDRESS:	TREEZY@VERIZON.NET		
REASON FOR THIS REQUEST: Check appropriate			
<input checked="" 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 type="checkbox"/>	OTHER (Please explain):		

PLANNING
FEB 22 2016
DEPARTMENT

2016 MAR 22 A 10:33
 CITY CLERK
 CITY OF NEW BEDFORD
 WILLIAM STREET 303

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

This sheet is NOT part of your ZBA application but you will need to 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.

Carlos Amado		2/23/2016
Printed Name	Signature	Date



City of New Bedford
DEPARTMENT SIGN OFF SHEET

DEPARTMENT	COPIES	SIGNATURE	DATE
ZBA BOARD MEMBERS City Hall #303	5		
CITY PLANNING City Hall #303	1		
CITY CLERK City Hall #118	Original		
CITY SOLICITOR City Hall #203	1		
INSPECTIONAL SERVICES City Hall #308	1		
DEPT OF PUBLIC INFRASTRUCTURE 1105 Shawmut Avenue	1		
CONSERVATION COMMISSION City Hall #304	1		
FIRE PREVENTION 1204 Purchase Street	1		
TOTAL COPIES	12		

This sheet is NOT part of your ZBA application but you will need to deliver your applications to the appropriate departments once you have been given the go-ahead by planning staff and have the respective departments sign/date this sheet for you. Once this sheet is completed you will need to turn this into the city's planning division at city hall.

February 23, 2016

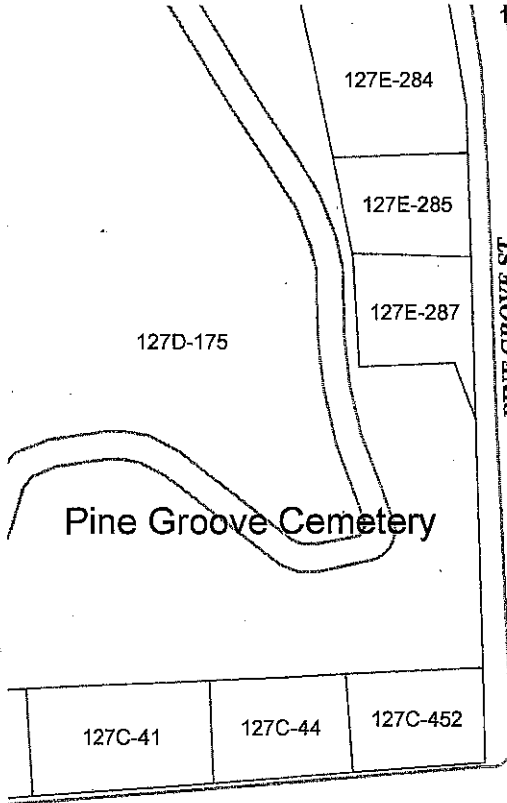
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 167 Maryland Street (127C-271). 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.

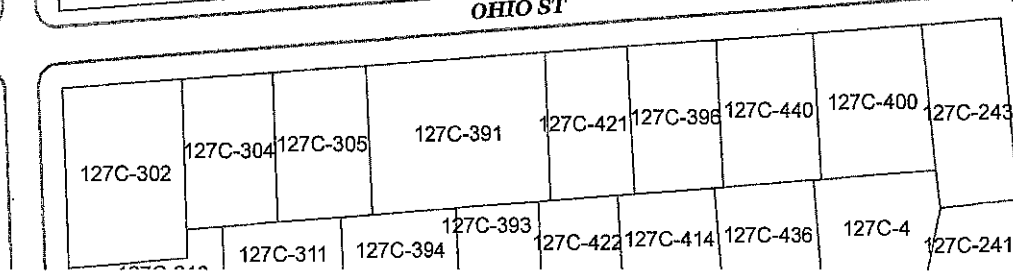
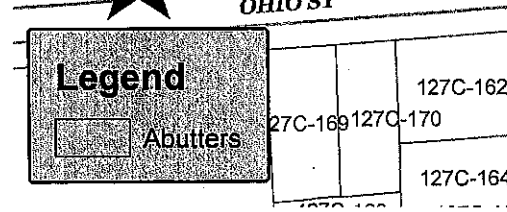
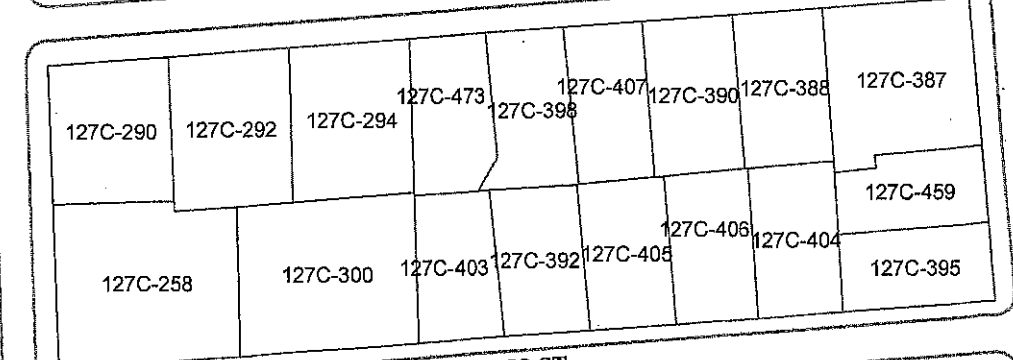
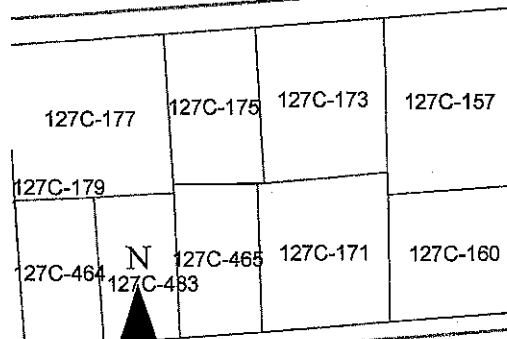
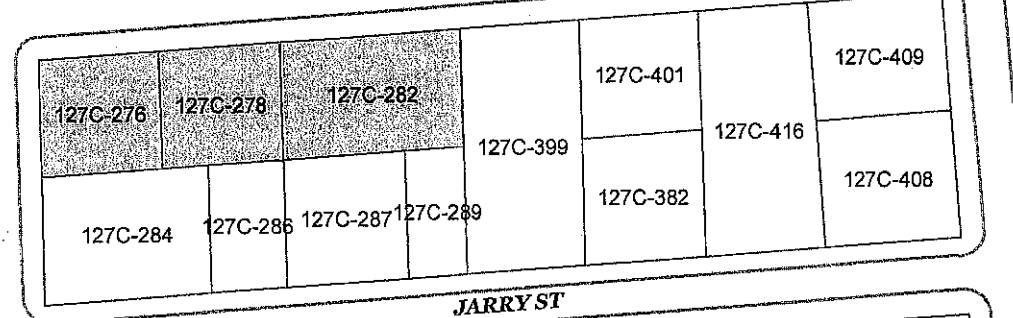
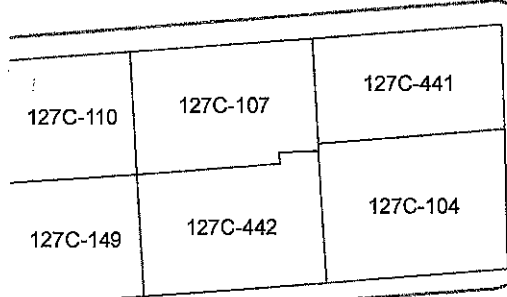
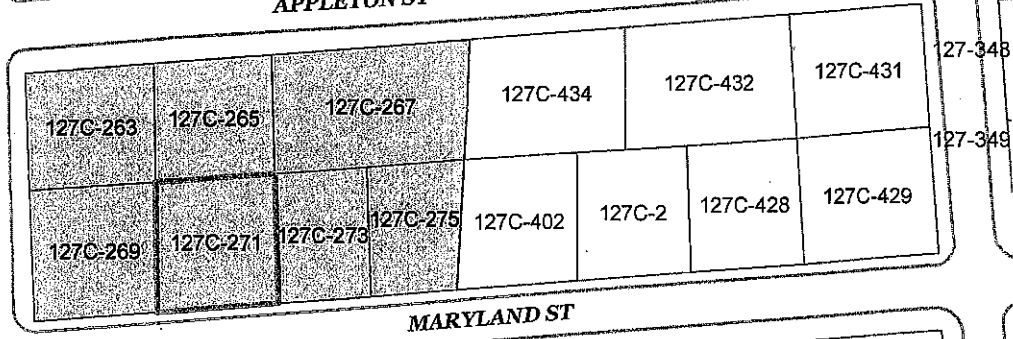
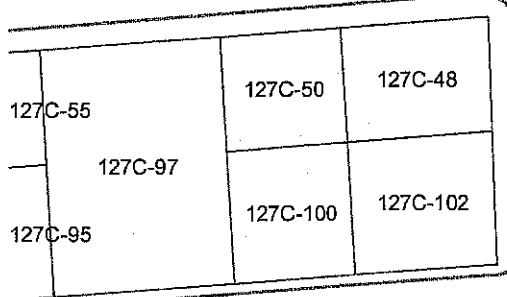
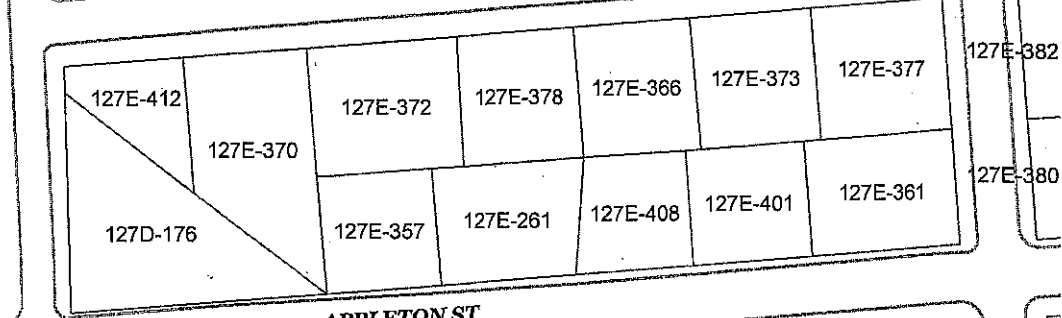
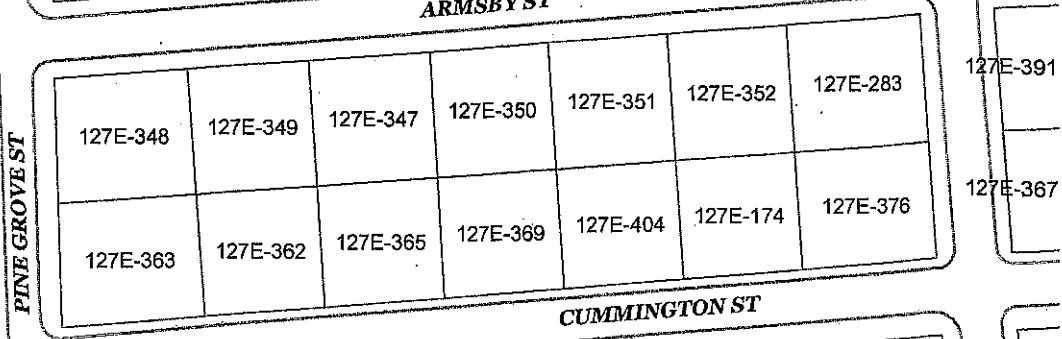
Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
127C-269	104 PINE GROVE ST	BLOUIN CAROL ANN, BLOUIN GEORGE 104 PINE GROVE ST NEW BEDFORD, MA 02745
127C-271	167 MARYLAND ST	REZENDES TIMOTHY J, 167 MARYLAND STREET NEW BEDFORD, MA 02745
127C-275	151 MARYLAND ST	DESMARAIS ROBERT C "TRUSTEE", MARYLAND STREET REALTY TRUST 151 MARYLAND STREET NEW BEDFORD, MA 02745-2525
127C-265	162 APPLETON ST	BOURGEOIS ROBERT R, BOURGEOIS ORIZE J 162 APPLETON STREET NEW BEDFORD, MA 02745
127C-267	152 APPLETON ST	BOLGER RAYMOND E JR, LIBORIO DEBRA 152 APPLETON STREET NEW BEDFORD, MA 02745
127C-278	170 MARYLAND ST	CAMARA ANGELINA M "TRS", CAMARA FAMILY TRUST 170 MARYLAND ST NEW BEDFORD, MA 02745
127C-263	110 PINE GROVE ST	ANDRADE TYE J, 110 PINE GROVE ST NEW BEDFORD, MA 02745
127C-273 <i>ns</i>	MARYLAND ST	DESMARAIS ROBERT C, 151 MARYLAND STREET NEW BEDFORD, MA 02745
127C-276	96 PINE GROVE ST	BERNIER DANIEL L, BERNIER KAREN A 96 PINE GROVE STREET NEW BEDFORD, MA 02745
127C-282	152 MARYLAND ST	COLANGELO CARL J, 152 MARYLAND STREET NEW BEDFORD, MA 02745





127E-306 127E-340 127E-316 127E-330 127E-344 127E-332 127E-333 127E-334 127E-282 127E-395



We, JOSEPH ANTONIETTA and NANCY RITA SKOZOLEK,

of New Bedford,

Bristol County, Massachusetts

~~being summarized~~ for consideration of \$87,000.00

paid,

grant to TIMOTHY J. REZENDES

~~being summarized~~

who resides at 396 Russells Mills Rd. in Dartmouth, MA

with quitclaim covenants,

the land, with any buildings thereon, in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the southwest corner of the land herein described at a point in the northerly line of Maryland Street, distant easterly therein eighty (80) feet from its intersection with the easterly line of Pine Grove Street;

thence ~~NORTHERLY~~ by land now or formerly of Vincenzo DeCicco, eighty and 07/100 (80.07) feet to a point for a corner;

thence ~~EASTERLY~~ still in line of last-named land, eighty (80) feet to a point for a corner;

thence ~~SOUTHERLY~~ still in line of last-named land, eighty and 07/100 (80.07) feet to the said northerly line of Maryland Street; and

thence ~~WESTERLY~~ in line of said Maryland Street, eighty (80) feet to the point of beginning.

CONTAINING twenty-three and one-half (23 1/2) square rods, more or less.

FOR TITLE, see deed from Emil Antonietta dated July 24, 1978 and recorded in the Bristol County S.D. Registry of Deeds in Book 1766, Page 137. See also, deed from Rudolph M. Caruso, et ux, dated November 8, 1994 and recorded in said Registry of Deeds in Book 3445, Page 77. See also, deed from Henry DeCicco, Adminstrator of the Estate of Roseangela DeCicco, dated April 6, 1995 to be recorded herewith.

SUBJECT to the 1995 fiscal year real estate taxes which the grantee(s) assume(s) and agree(s) to pay.

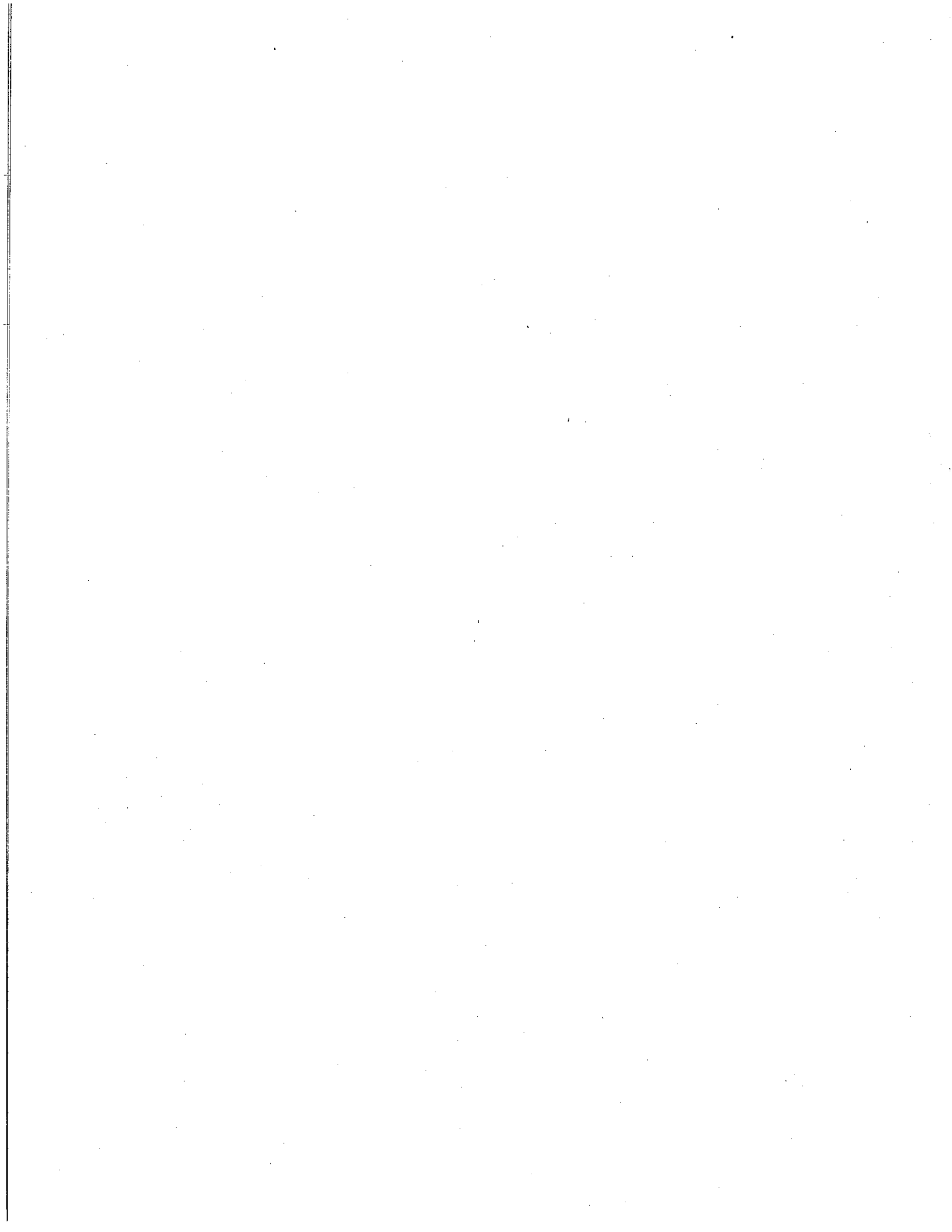
PROPERTY ADDRESS: 167 MARYLAND STREET, NEW BEDFORD, MA

DEEDS REG 07
BRISTOL SOUTH

04/10/95

TAX 396.72
CHK 396.72

0713A12B 12529
EXCISE TAX



Witness our hands and common seal this 7 day of April 19 95

Executed in the presence of Bernice Calnan

[Signature]
WITNESS
[Signature]
WITNESS

[Signature]
JOSEPH ANTONIETTA
[Signature]
NANCY RITA SKOZOLEK



Commonwealth of Massachusetts

Bristol, ss. New Bedford, April 7, 1995

Then personally appeared the above named Joseph Antonietta
and acknowledged the foregoing instrument to be his free act and deed,

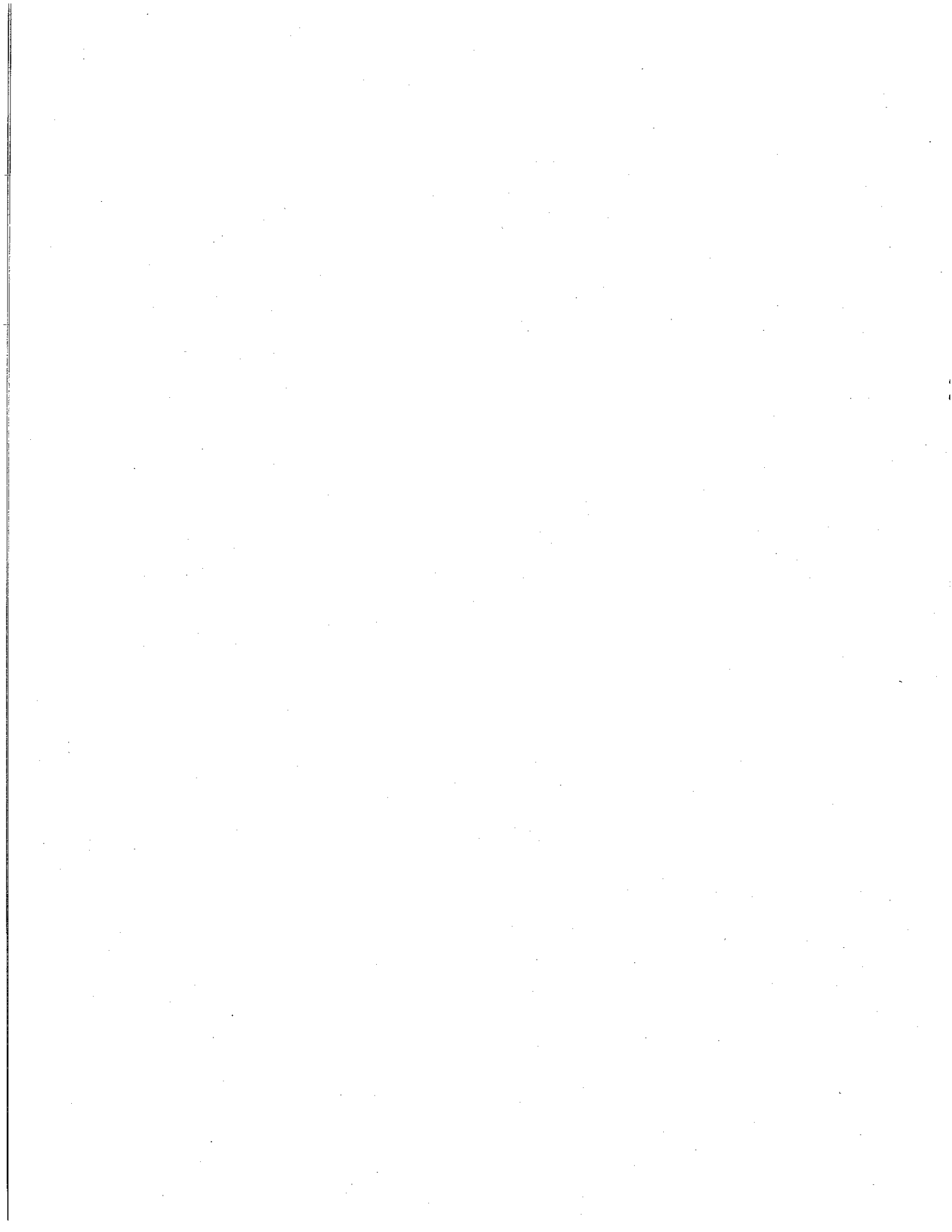
before me *[Signature]*
Notary Public.

My commission expires July 1 1999

(THE FOLLOWING IS NOT A PART OF THE DEED AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.



COMPARED

6677

Statute Form of
Quitclaim Deed

JOSEPH ANTONIETTA, ET AL

TO

Mail to:

TIMOTHY J. REZENDES
396 RUSSELLS MILLS ROAD
DARTMOUTH, MA 02748

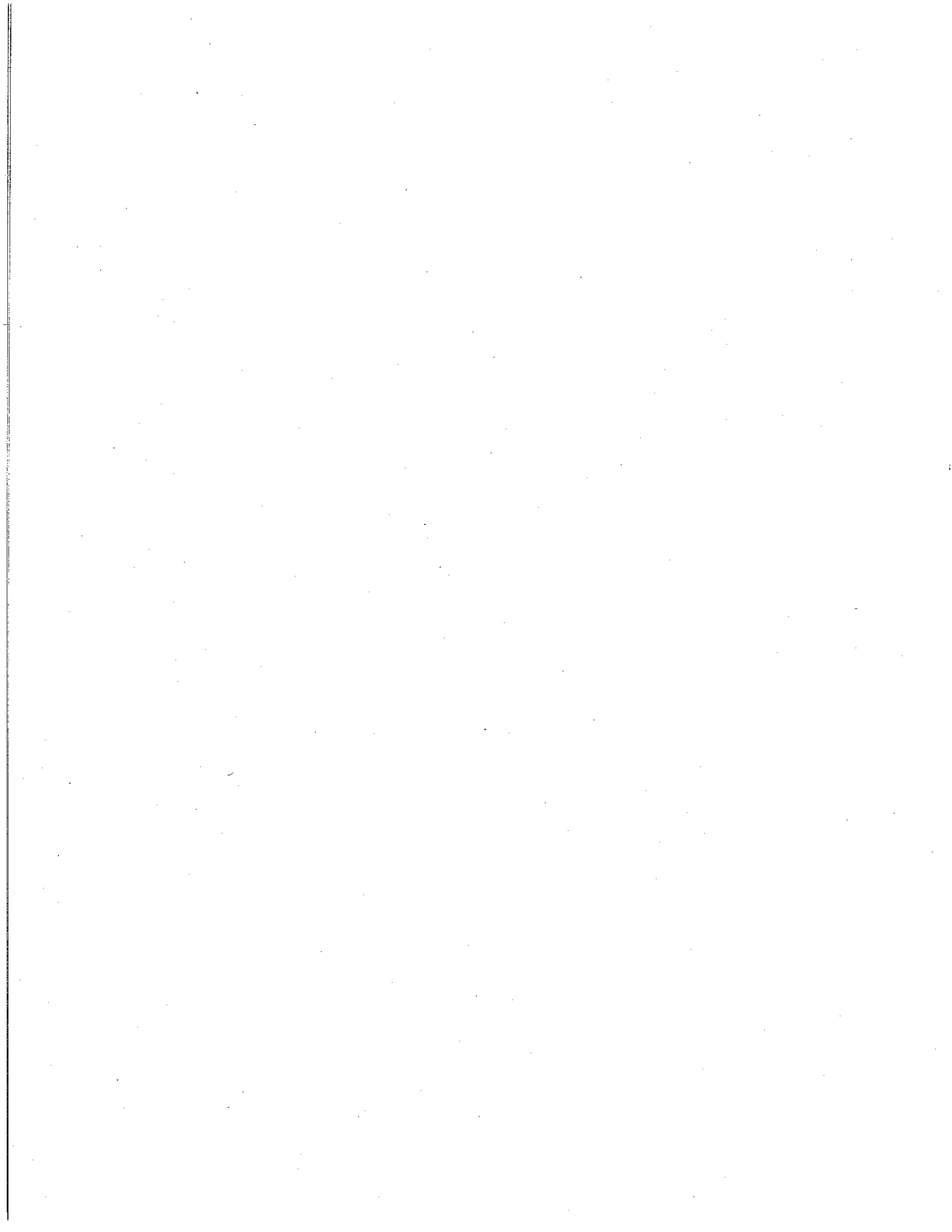
April 10 1975
at 12 o'clock and 25 minutes P. m.

Received and entered with *Gustaf*
COLSD) Registry 15 Deeds
Book 3456 Page 59

Attest

James L. Henry Register.

Prescott, Bullard & McLeod
558 Pleasant Street
New Bedford, Mass. 02740



City of New Bedford
Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

RE: Application for 167 Maryland Street

Board Members;

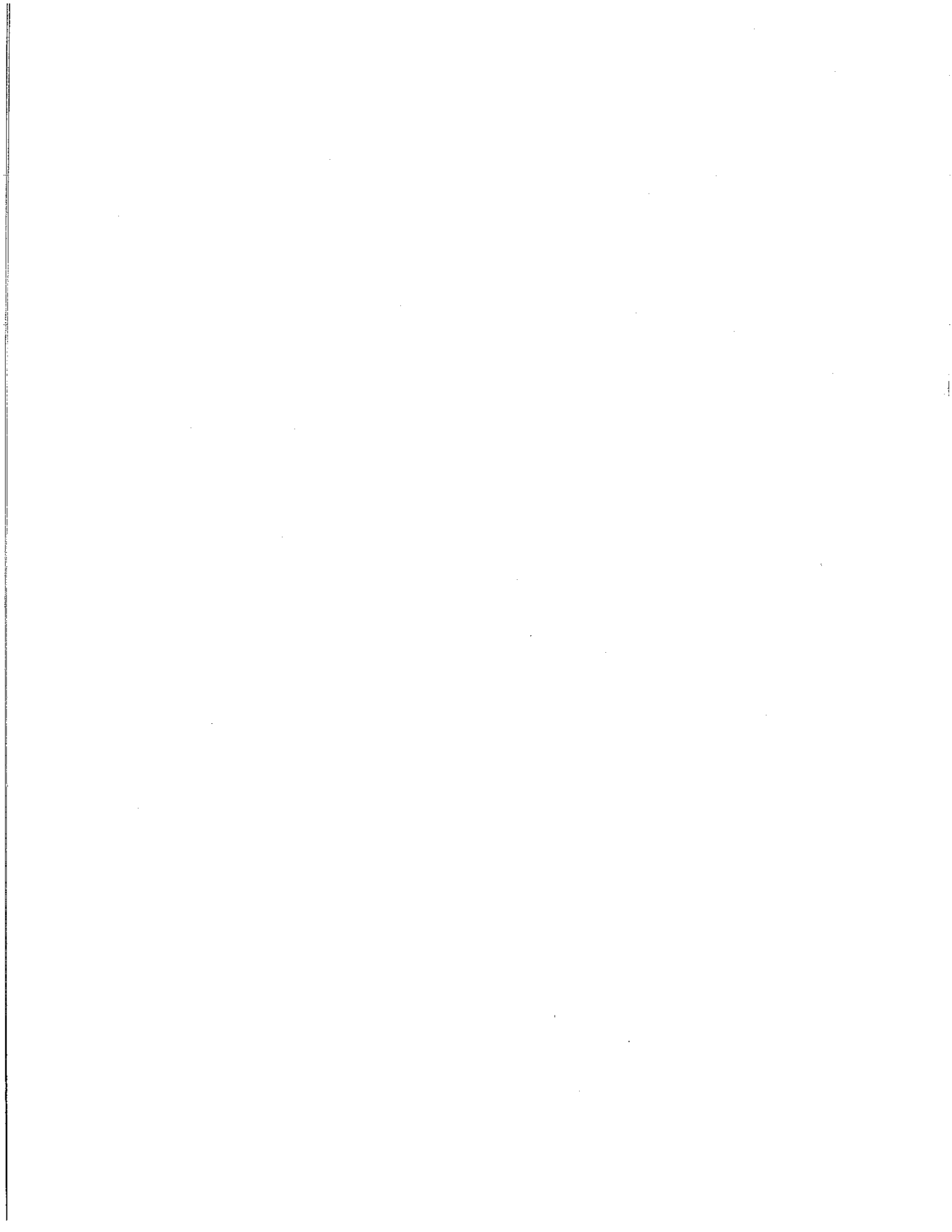
This is to inform the Board that I will be out of the country on vacation with the family and will not be able to attend the April 2016 meeting.

I, Timothy J. Rezendes, as owner of 167 Maryland Street designate Michael J. Koska from Michael J. Koska and Associates, Inc. to represent me and act and make all agreements and decisions on my behalf.

Sincerely,

A handwritten signature in cursive script that reads "Timothy J. Rezendes". The signature is written in dark ink and is positioned above the printed name.

Timothy J. Rezendes



Location: 167 MARYLAND ST

Parcel ID: 127C 271

Zoning: RA

Fiscal Year: 2016

Current Owner Information:
REZENDES TIMOTHY J

167 MARYLAND STREET
NEW BEDFORD , MA 02745

Current Sales Information:

Sale Date:

04/10/1995

Sale Price:

\$87,000.00

Legal Reference:

3456-59

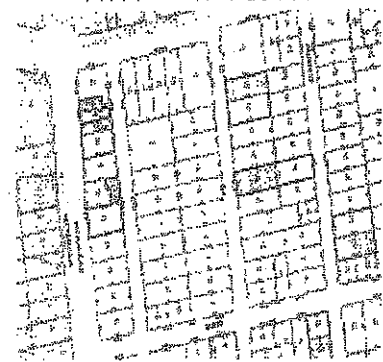
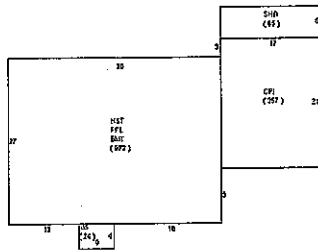
Grantor:

ANTONIETTA JOSEPH

Card No. 1 of 1

This Parcel contains 0.147 acres of land mainly classified for assessment purposes as Single Fam with a(n) Cape Cod style building, built about 1956, having Wood Shingle exterior, Asphalt Shingles roof cover and 1730 Square Feet, with 1 unit(s), 6 total room(s), 4 total bedroom(s) 2 total bath(s), 0 3/4 baths, and 0 total half bath (s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
107200	85900	300	193400



Fiscal Year 2016		Fiscal Year 2015		Fiscal Year 2014	
Tax Rate Res.:	16.49	Tax Rate Res.:	15.73	Tax Rate Res.:	15.16
Tax Rate Com.:	35.83	Tax Rate Com.:	33.56	Tax Rate Com.:	31.08
Property Code:	101	Property Code:	101	Property Code:	101
Total Bldg Value:	107200	Total Bldg Value:	81200	Total Bldg Value:	77000
Total Yard Value:	300	Total Yard Value:	300	Total Yard Value:	0
Total Land Value:	85900	Total Land Value:	85900	Total Land Value:	85900
Total Value:	193400	Total Value:	167400	Total Value:	162900
Tax:	\$3,189.17	Tax:	\$2,633.21	Tax:	\$2,469.56

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.

