

**REQUEST for**  
**VARIANCE and/or SPECIAL PERMIT**  
**to the**  
**WAREHAM ZONING BOARD OF APPEALS**  
**for**  
**HARLAN MORTON STORY LIFE ESTATE**  
**66 West Blvd.**  
**Onset, MA**

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GAF Engineering



TOWN OF WAREHAM  
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Zoning Board of Appeals secretary.

\*\*Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

\*\*A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$80.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 66 WEST BLYD MAP: 1 LOT: 688  
ZONING DISTRICT: OY2  
USE REQUESTED: RESIDENTIAL  
OWNER OF LAND & BUILDING: HARLAN MORTON STORV TEL.# 508.435.5841  
LIFE ESTATE  
ADDRESS OF OWNER: 3 WESTCOTT DR., HOPKINGTON, MA 01748  
PERSON(S) WHO WILL UTILIZE PERMIT: OWNER  
ADDRESS: SAME  
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

This application was received on the date stamped here:

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
Tax Collector: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning/Zoning Dept.: \_\_\_\_\_ Date: \_\_\_\_\_  
Application fee paid: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt: \_\_\_\_\_  
Advertising fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_  
Abutters fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: \_\_\_\_\_ Variance \_\_\_\_\_ Special Permit \_\_\_\_\_ Site Plan \_\_\_\_\_ Appeal \_\_\_\_\_

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: WILLIAM H. LOCKWOOD

Applicant's Address: PO BOX 95, ONSET, MA 02558

Telephone Number: 508.273.0111

Cell Phone Number: 508.221.1843

Email Address: LOCKWOODARCH@GMAIL.COM

Address of Property/Project: 66 WEST BLYD

Landowner's Name: HARLAN MORTON STORY LIFE ESTATE

Owner's Address: 3 WEST COTT DR., HOPKINGTON, MA 01748

Telephone Number: 508.435.5841

Contact Person: WILLIAM H. LOCKWOOD Telephone Number: 508.273.0111

Map 1 Lot 688 Zone OV2

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Director of Inspectional Services

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Story Harlan Morton Life Estate  
c/o Lynn Story  
3 Westcott Drive  
Hopkinton, MA 01748

November 5, 2020

**RE:** 66 West Boulevard (rear addition)

Map # 1, Lot # 688

I have reviewed your application to construct a rear addition on the existing structure at 66 West Boulevard in Onset, MA. The proposed construction does not comply with the requirements set forth in the Wareham zoning by-law and must be denied at this time.

You are proposing to demolish a small portion of the dwelling in order to construct a rear addition that includes two bathrooms, a small laundry room, and a storage area accessible from the exterior. The addition continues along the same line as the main dwelling on both sides; while the setback remains the same on rear of the dwelling, it is improved by nearly 2' of the left side. You are proposing to reduce the lot coverage but the building coverage and floor area ratio are both increasing to a more non-conforming nature. A Special Permit from the Zoning Board of Appeals is required unless the Board finds that the proposal is substantially more detrimental to the neighborhood, in which case a Variance will be required (*zbl* § 1353).

The submitted permit application along with documents including an uncertified site plan by Lockwood Architects labeled "Red Cloud Cottage" comprised of one page dated October 7, 2020, and architectural drawing by Lockwood Architects labeled "Project No 1264" comprised of one page and dated October 7, 2020 is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 622, Village Districts**, You are decreasing the lot coverage from 69% to 58% where 50% is permitted; however, the already non-conforming floor area ratio is increasing by 2%, and the non-conforming building coverage is increasing by 1%.
- **Article 13, Section 1352, Non-conforming Structures**, alteration, intensification, or expansion of a lawfully pre-existing non-conforming residential structure requires relief from the zoning Board of Appeals. A Special Permit is required for the intensification of a lawfully non-conforming structure unless the Board of Appeals finds that the expansion will be substantially more detrimental to the neighborhood in which case a Variance will be required.

The subject dwelling is located in the OV-2 zoning district.

Respectfully,



David Riquinha  
Building Commissioner  
Zoning Enforcement Officer

**It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.**

**In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.**

## **NARRATIVE REGARDING PROJECT**

**RE: HARLAN MORTON STORY LIFE ESTATE**  
66 West Blvd.  
Map 1, Lot 688

### **SITE DESCRIPTION**

The property is located in the Shell Point section of Onset in an OV2 residential zone. It is also located in an AE14 flood zone. The lot is about 3505 SF, which is significantly less than the 10,000 square feet that would be required for single family house.

On-site parking spaces are currently provided. The property is served by both Town water and sewer, as well as natural gas.

### **PROJECT DESCRIPTION**

The existing house (photos included in the appendices) is a one and a half story structure originally constructed about 1890. Certain additions have occurred in the intervening years. The two latest additions at the rear of the structure are proposed to be demolished and replaced by a new single story addition that is proposed to be constructed essentially on the same footprint, but slightly larger.

### **REASONS FOR GRANTING THE VARIANCE/SPECIAL PERMIT**

This house has been in the same family's ownership since its construction 130 years ago. The house and subsequent additions were all constructed before the advent of Zoning, and certain parts of the building are now in need of replacement. Renovation is not a useful or viable option.

Relief is being sought from the coverage and setback provisions as outlined in the Building Commissioner's letter. Lot coverage is proposed to be reduced. Building coverage and Floor Area Ratio are both currently non-conforming and are both proposed to be increased slightly. The proposed addition increases the setbacks on both the north and east sides, thus reducing their relative non-conformity. The front and south side setbacks remain unchanged.

It is felt that these proposed improvements will provide an overall benefit to the petitioner, property, and to the neighborhood, and can be accomplished (b) without substantial detriment to the public good during or after construction. It is further felt that this can be accomplished (c) without nullifying or substantially derogating from the intent or purpose of the Wareham Zoning Bylaws.

Relief will allow beneficial enjoyment of the property by the next generation(s) of petitioners. We, therefore believe that this Special Permit/Variance can be reasonably granted, and encourage the Board to favorably review this request.





TOWN OF WAREHAM ABUTTERS LIST

300' CERTIFIED LIST

MAP 1, LOT 688

66 WEST BLVD.

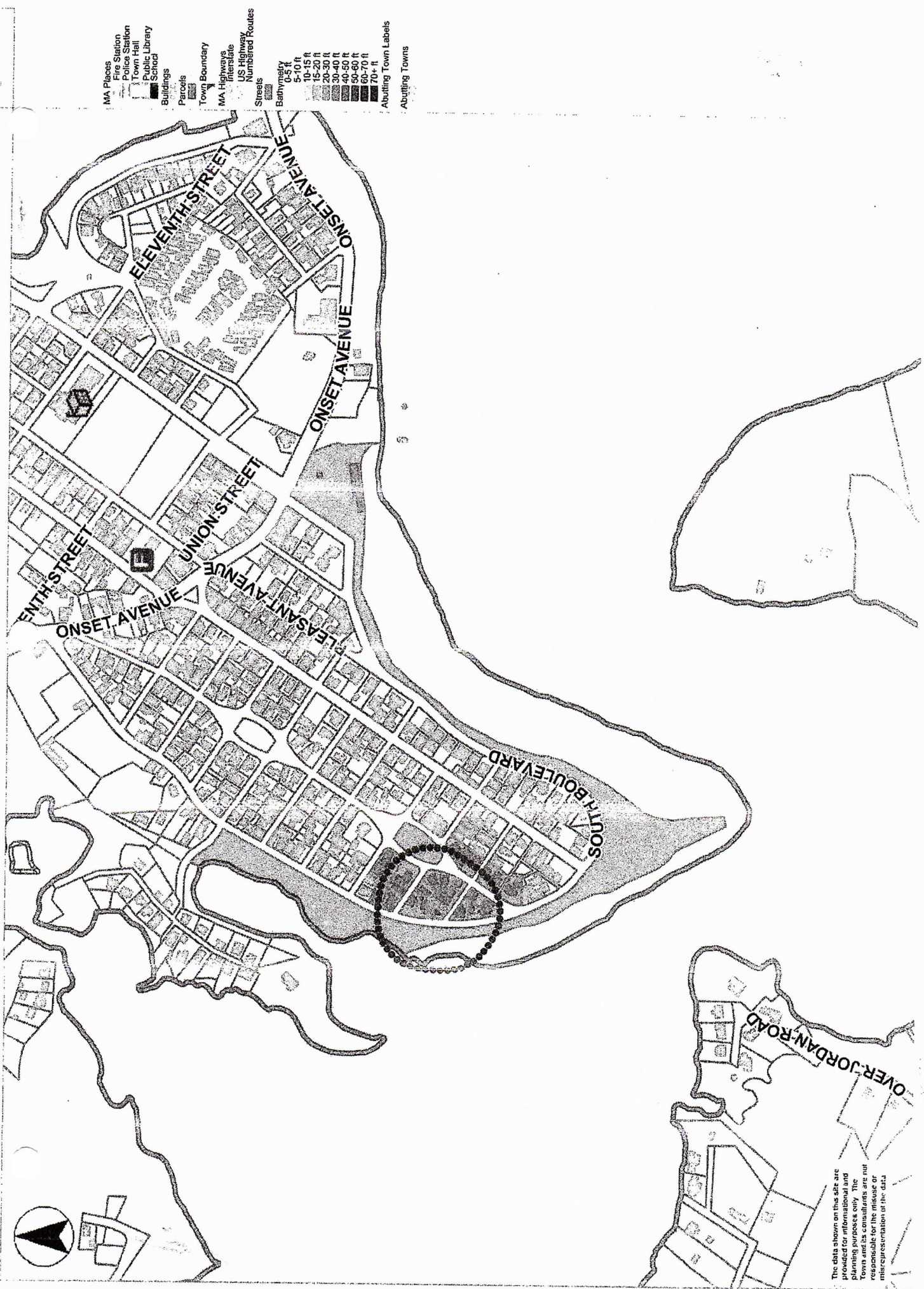
MAP/LOT	OWNER	CO-OWNER	MAILING ADDRESS	TOWN	ST	ZIP
1-708	ROBICHAUD CAROLYN S & JOHN N	ROBICHAUD SCOTT N & HOLLY J	33 HIGH NOON DR	CENTERVILLE	MA	02632
1-706	SPINELLO MAY R LIFE ESTATE	C/O DIANE SPINELLO	PO BOX 503	PITTSFIELD	VT	05762
1-687	KELLEGREW JOHN A	KELLEGREW BARBARA A TRUSTEES	PO BOX 806	ONSET	MA	02558
1-686	HANNON LINDA B	HANNON THOMAS P JR TRUSTEES	PO BOX 1205	ONSET	MA	02558
1-687	KELLEGREW JOHN A	KELLEGREW BARBARA A TRUSTEES	PO BOX 806	ONSET	MA	02558
1-689	HOUGHTON DONALD M	HOUGHTON LYNNE N	29 BERLIN ST APT 4	QUINCY	MA	02170
1-693/B	O'TOOLE KATHLEEN	COMEAU ROBERT	PO BOX 732	SO EASTON	MA	02375
1-690	HIKON CHARLES D	HIKON DENISE C	5 FENTON ST	HOPKINTON	MA	01748
1-693/A	WYMAN JEFFREY K		9 MATTHEW CIR	N EASTON	MA	02356
1-692	MURPHY JOHN J JR	MURPHY GAIL A TRUSTEES	21 EVERGREEN DR	BELLINGHAM	MA	02019
1-691	RIVERS RAYMOND & ALICE W TRS	RIVERS ALICE W & RAYMOND TRS	PO BOX 818	ONSET	MA	02558
1-706	SPINELLO MAY R LIFE ESTATE	C/O DIANE SPINELLO	PO BOX 503	PITTSFIELD	VT	05762
1-708	ROBICHAUD CAROLYN S & JOHN N	ROBICHAUD SCOTT N & HOLLY J	33 HIGH NOON DR	CENTERVILLE	MA	02632
1-1048	TOWN OF WAREHAM		TOWN HALL	WAREHAM	MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR ON OUR TAX ROLLS

AS OF 12/31/2019

*Nancy D. Fish*

ASSESSORS OFFICE



- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Streets
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns

The data shown on this site are provided for informational and planning purposes only. The Town of Onset and its staff are not responsible for the misuse or misrepresentation of the data.



Printed on 08/25/2020 at 08:33 AM



<b>CURRENT OWNER</b> STORY HARLAN MORTON LIFE ESTATE SCARMAZZI BEVERLY A TRUSTEE C/O LYNN STORY 3 WESTCOTT DR HOPKINTON, MA 01748 Additional Owners:	<b>TOPO.</b> Level	<b>UTILITIES</b> 2 Public Water 3 Public Sewer	<b>STRT./ROAD</b> 1 Paved	<b>LOCATION</b> 2 Suburban	<b>CURRENT ASSESSMENT</b> Code 1010 1010 1010	<b>Appraised Value</b> 107,100 229,100 700	<b>Assessed Value</b> 107,100 229,100 700	925 WAREHAM, MA
<b>SUPPLEMENTAL DATA</b>								
Other ID:	Plan #	Assoc. Parcels	<b>VISION</b>					
Total Ac 0.07								
District 20								
S.C.E.								
GIS ID: M_269416_832596								
<b>ASSOC PID#</b>								
<b>RECORD OF OWNERSHIP</b>								
STORY HARLAN MORTON LIFE ESTATE	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.		
STORY HARLAN M LIFE ESTATE	18644/138	06/28/2000	U	1	0	1		
	8426/164	05/03/1988	Q					

<b>PREVIOUS ASSESSMENTS (HISTORY)</b>											
Total: 336,925 336,900 Total: 324,400 Total: 309,000											
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2020	1010	107,100	2019	1010	102,500	2018	1010	87,100	2018	1010	87,100
2020	1010	229,100	2019	1010	221,600	2018	1010	221,600	2018	1010	221,600
2020	1010	700	2019	1010	300	2018	1010	300	2018	1010	300
Total: 336,900 Total: 324,400 Total: 309,000											

**EXEMPTIONS**

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

**OTHER ASSESSMENTS**

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

**ASSESSING NEIGHBORHOOD**

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0061/A				

**NOTES**

GOOD WTRVW  
 10/11 - EST 2 X 6 BAS

1/688

Total Appraised Parcel Value 336,925  
 Valuation Method:  
 Adjustment: 0

Net Total Appraised Parcel Value 336,925

<b>BUILDING PERMIT RECORD</b>									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
									07/20/2016
									05/27/2014
									06/22/2004
									08/02/1995

<b>LAND LINE VALUATION SECTION</b>															
B #	Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	Factor S.A.	C. ST. Factor	Idx Adj.	Notes-Adj	S Adj Fact	Spec Use	Spec Calc	Unit Price	Land Value
1	1010	SINGLE FAMILY	OVR 2		3,076 SF	21.22	1.0000	5	1.80	LOC	1.95	L20	1.95		229,125
Total Card Land Units: 0.07 AC Parcel Total Land Area: 0.07 AC															
Total Land Value: 229,125															

**QUITCLAIM DEED**

I, EVELYN ANN DELFINE, of 431 Duquesne Avenue, Canonsburg, Pennsylvania, in consideration of One and 00/100 (\$1.00) Dollars, grant to EVELYN ANN DELFINE, TRUSTEE OF THE RED CLOUD REALTY TRUST dated June 27, 2000, to be recorded herewith, of 431 Duquesne Avenue, Canonsburg, Pennsylvania, all my right title and interest in,

with *Quitclaim Covenants*,

A certain parcel of land with the buildings thereon, situated at Onset, in the Town of Wareham, in the County of Plymouth and said Commonwealth, and being lot numbered six hundred and eighty-eight (688) on a plan of lands of Onset Bay Grove Association, recorded with Plymouth Deeds, Plan Book No. 1, Folio 58.

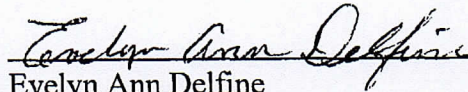
Being the same premises conveyed to Hattie C. Kerr and Rufus Kerr from Maria Evelyn Bangs, dated July 10, 1926, and recorded with Plymouth County Deeds, Book 1509, Page 572.

Subject to the restrictions contained in deed from the Onset Bay Grove Association, so far as the same are now in force and applicable.

For title, see deed recorded with Plymouth County Registry of Deeds in Book 2341, Page 116.

Witness my hand and seal this 27<sup>th</sup> day of June, 2000.

Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
28 JUN 2000 11:06AM  
RICHARD C. SEIBERT  
REGISTER  
Bk 18644 Pg 138


  
Evelyn Ann Delfine

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth, ss.

June 27, 2000

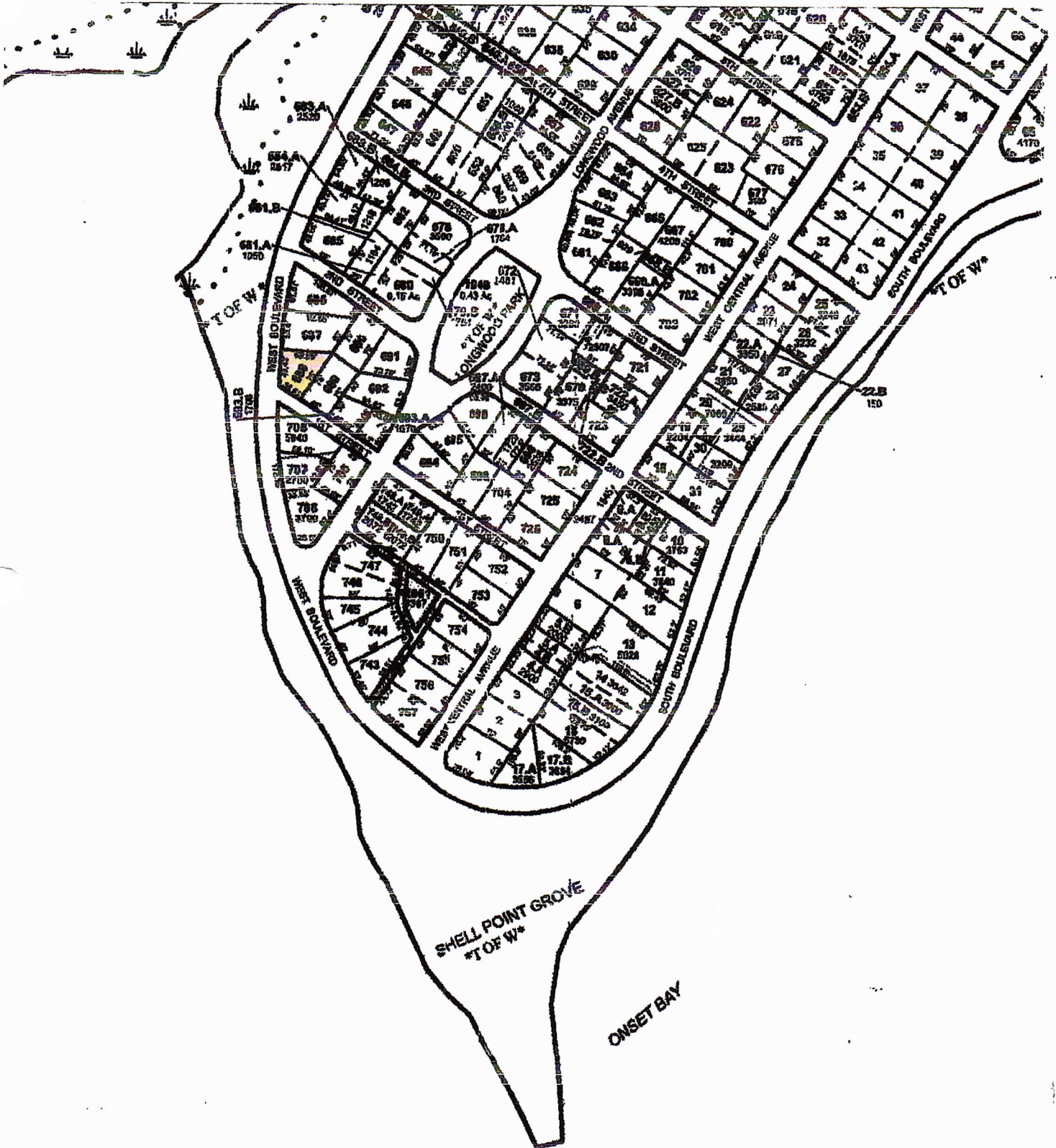
Then personally appeared the above-named EVELYN ANN DELFINE and acknowledged the foregoing instrument to be her free act and deed, before me,

  
Notary Public: Darren M. Norton  
My commission expires: March 31, 2006

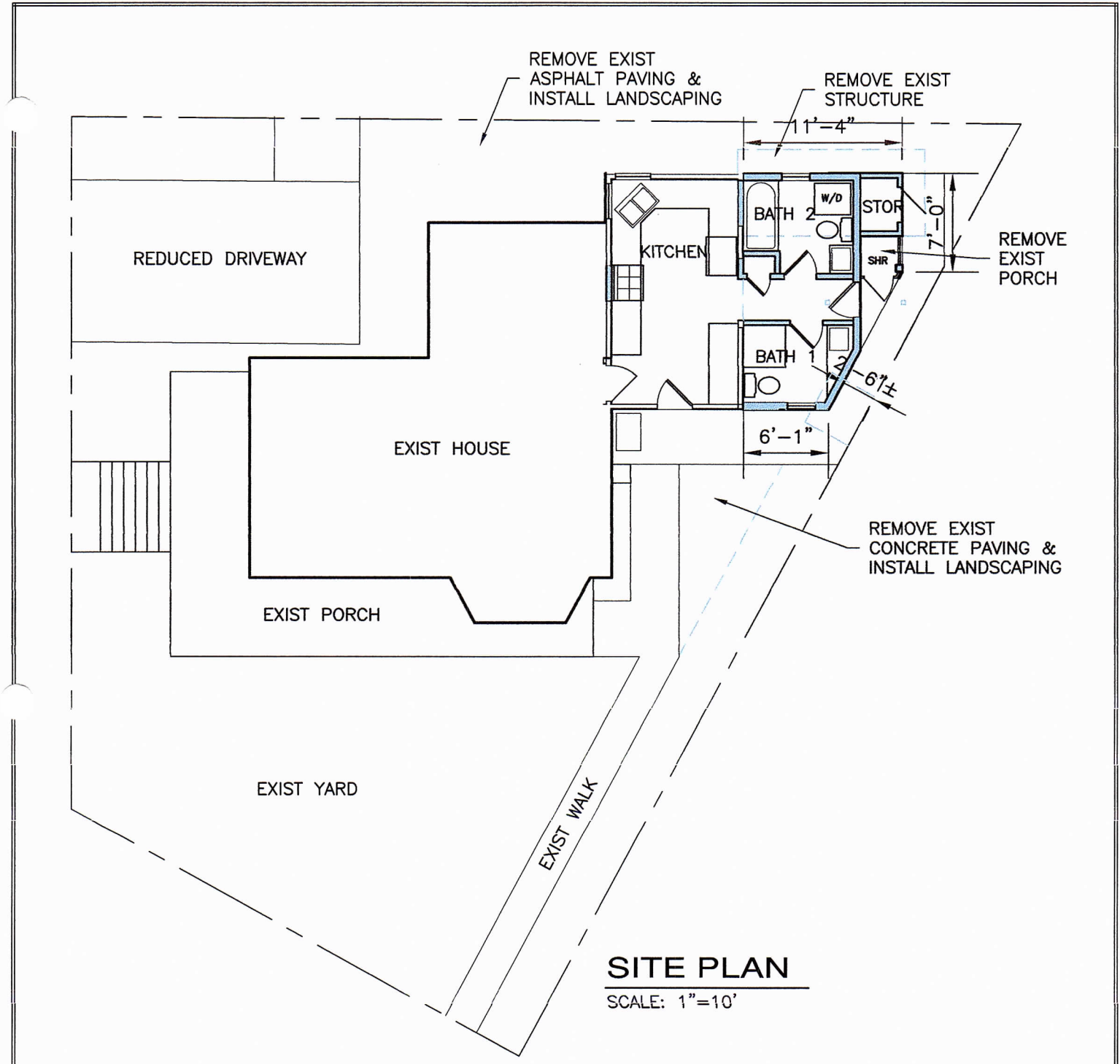
dmn.delfine.deed

← END OF INSTRUMENT →

ASSESSOR'S MAP 1 SEGMENT



WAREHAM ZONING BOARD OF APPEALS  
HARLAN MORTON STORY LIFE ESTATE  
66 West Blvd.



**LOCKWOOD ARCHITECTS**  
 219 ONSET AVE., PO BOX 95  
 PHONE 508.273.0111  
 E-MAIL LOCKWOODARCH@GMAIL.COM

**RED CLOUD COTTAGE**  
 66 WEST BLVD.  
 ONSET, MA

1264  
 10.7.20

**DRAWING**  
**SKA1.6**

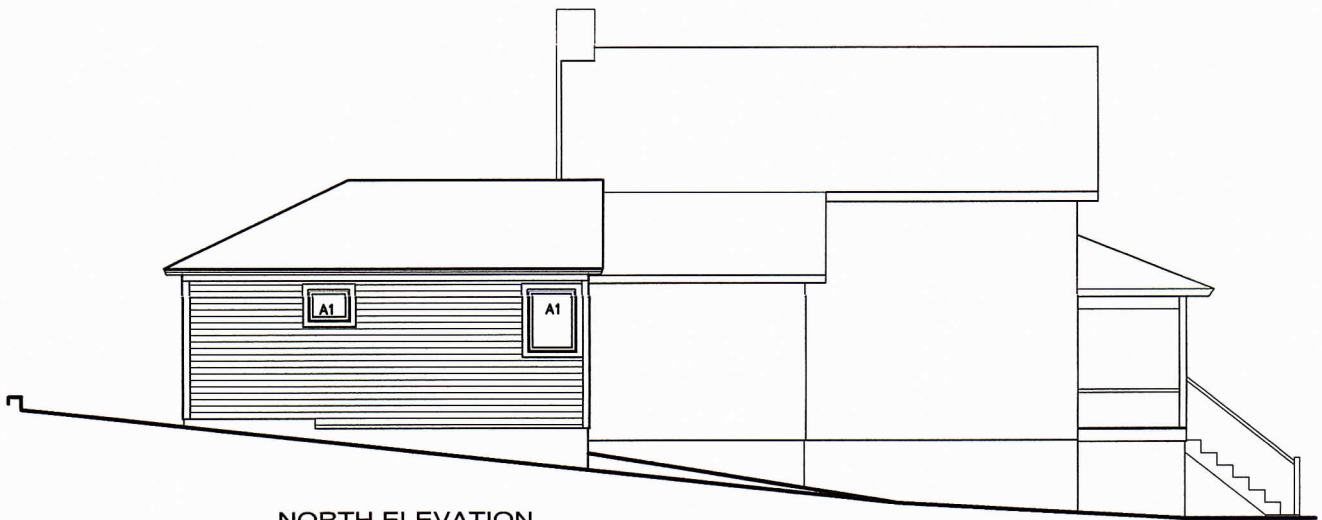





**SOUTH ELEVATION**  
SCALE: 1"=10'-0"



**EAST ELEVATION**  
SCALE: 1"=10'-0"



**NORTH ELEVATION**  
SCALE: 1"=10'-0"

	<b>LOCKWOOD</b>
	<b>ARCHITECTS</b>
	219 ONSET AVE., PO BOX 95
	PHONE 508.273.0111
	E-MAIL LOCKWOODARCH@GMAIL.COM

**RED CLOUD COTTAGE**  
66 WEST BLVD.  
ONSET, MA

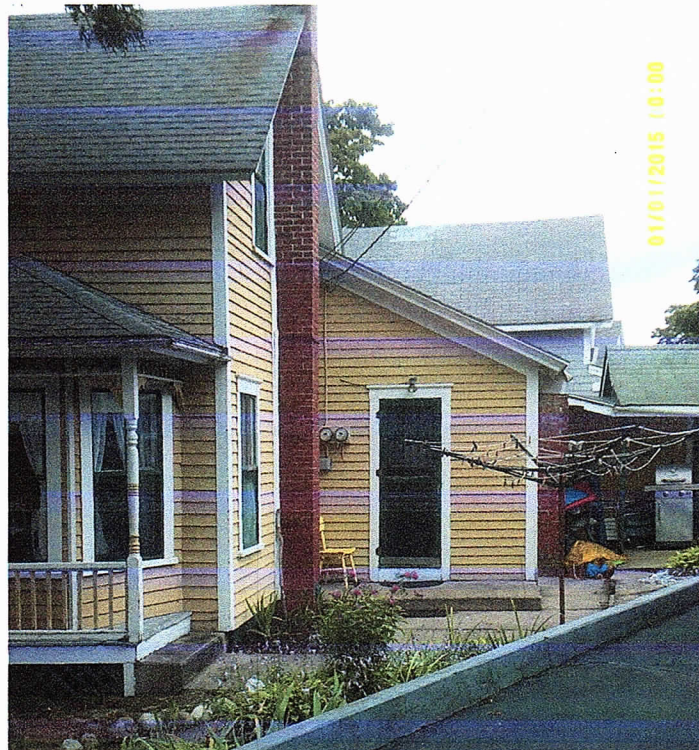
1264  
10.7.20

**DRAWING**  
**SKA1.7**

**EXISTING PHOTOS**



**VIEW FROM STREET**



**REAR VIEW @ AREA OF WORK**

**WAREHAM ZONING BOARD OF APPEALS  
HARLAN MORTON STORY LIFE ESTATE  
66 West Blvd, Onset**