

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Stephen Belcher

Applicant's Address: 15 Meade St., Wareham, Ma., 02571

Telephone Number: 443.838.6283

Cell Phone Number: 443.854.3788

Email Address: Stephenhbelcher@gmail.com

Address of Property/Project: 15 Meade St., Wareham Ma., 02751

Landowner's Name: Stephen Belcher

Owner's Address: 15 Meade St., Wareham Ma., 02571

Telephone Number: 443.838.6283

Contact Person: Frances Belcher

Telephone Number: 443.838.6283

Map 50-D Lot 327 Zone R-30

Date Approved _____ Date Denied _____

Comments: _____

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

STREET & NUMBER: 15 Meade St., Wareham, MA., 02751 LOT: 327 MAP: 50-D

ZONING DISTRICT: _____

USE REQUESTED: Addition of Farmer's Porch to Front of dwelling

OWNER OF LAND & BUILDING: Stephen and Frances Belcher TEL.# 443.838.6283

ADDRESS OF OWNER: 15 Meade St., Wareham, MA. 02571

PERSON(S) WHO WILL UTILIZE PERMIT: Stephen and Frances Belcher ✓

ADDRESS: 15 Meade St., Wareham, MA. 02571

DATE: 17 February, 2021 SIGNATURE: Stephen B. Belcher
Frances E. Belcher

This application was received on the date stamped here:

Town Clerk: _____ Date: _____

Tax Collector: Kathy King Date: 3/9/21

WAREHAM TOWN CLERK
2021 MAR 9 PM2:25

Planning/Zoning Dept.: Sam Raper Date: 3/4/2021

Application fee paid: 300.⁰⁰ Check #: 2030 Receipt: _____

Advertising fee paid: 100.⁰⁰ Check #: 2032 Receipt: _____

Abutters fee paid: 75.⁹⁰ Check #: 2033 Receipt: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

Stephen Belcher
15 Meade Street
Wareham, MA 02571

January 19, 2021

RE: 15 Meade Street

Map # 50-D, Lot #327

I have reviewed your permit application to construct a new farmers' porch addition on the front of your existing home which is located at 15 Meade Street in Wareham, MA. The proposal does not comply with current zoning regulations and must be denied at this time.

You are proposing to construct a new 28'-6" x 6' covered farmers' porch addition on the front of your lawfully pre-existing non-conforming single family structure. Porches over 4' in height are allowed to encroach into the setback by not more than two feet (§1392), making the required setback 18' from the front property boundary. The existing porch has a current setback of approximately 17'-3" and you are proposing a setback of 16'-9". The increase in size is an intensification and / or aggravation of a lawfully non-conforming structure which requires a special permit from the Zoning Board of Appeals. If the Board finds the enlargement to be substantially more detrimental to the neighborhood, a Variance will be required (§1353).

The submitted permit application which includes a site plan by Maddigan Land Surveying, LLC comprised of one page, dated November 11, 2015 is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6 Table 621, Residential Districts:** The proposed farmers' porch does not comply with the front yard setback requirements for the R-30 zoning district.
- **Article 13, Section 1352, Non-conforming Structures,** alteration or expansion of a lawfully-existing non-conforming residential structure requires relief from the zoning Board of Appeals. A Special Permit is required for 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 R-30 zoning district.

Respectfully,

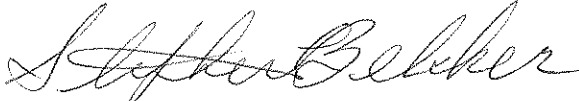
David Riquinha
Building Commissioner
Zoning Enforcement Officer

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 M.G.L Chapter 40A § 15, you may apply to the Zoning Board of Appeals for the above mentioned relief within 30 days of the date of this notice.

Relevant Permit Application Information

Building Permit B-20-760: One change to the drawing plans: The drawings show the front steps to exit the farmer's porch at the center of the porch. The stairs are being integrated into the left end (as you face the front of the house) of the porch to terminate at ground level at the edge of the porch.

A handwritten signature in black ink that reads "Stephen Belcher". The signature is written in a cursive, flowing style.

Stephen Belcher

A Written Statement to the Zoning Board of Appeals

The house is fully renovated as a year-round residence, receiving, Permanent Certificate of Occupancy, 12 June 2018, Certificate No: R-16-1218F, from the Town of Wareham. The property is in excellent condition. We intend to add a Farmer's Porch to the front of the existing structure. As noted on the plans submitted, and as part of the initial permit submission it is also intended to add a second floor deck. The house is currently being used as our primary residence.



Stephen Belcher



Frances Belcher



2017 00014232

Bk: 48122 Pg: 254 Page: 1 of 4

Recorded: 02/17/2017 12:59 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE,

CAROL J. PIEGORSCH, A MARRIED WOMAN AS EQUAL SHARE OWNER, of 9 Beverlee Road, Tyngsboro, Middlesex County, Massachusetts

NANCY S. WILBUR, A MARRIED WOMAN AS EQUAL SHARE OWNER, of 10 The Flume, Amherst, Hew Hampshire

JANET B. HOLTON, A MARRIED WOMAN AS EQUAL SHARE OWNER, of 181 Storrs Avenue, Braintree, Norfolk County, Massachusetts

FOR CONSIDERATION PAID and in full consideration of ONE (\$1.00) DOLLAR

Grant all of our right, title and interest in and to the within property held by us, individually, to STEPHEN H. BELCHER and FRANCES E. BELCHER, tenants by the entirety, with an address of 1070 Minnetonka Road, Severn, Maryland 21144

WITH QUITCLAIM COVENANTS

A certain parcel of land together with the buildings thereon situated in Wareham and said County of Plymouth on the Southerly side of Meade Street and comprising the lot numbered 327 and the adjoining one-half of lot numbered 328 as shown on a plan entitled "Plan of Swift's Neck, Wareham, Mass., belonging to Swift Shore Estate" dated June 1913 by A. B. Savary, Engr. and recorded with Plymouth County Deeds at page 786 in Plan Book 1. Said lots, together being bounded and described as follows:

15 Meade St. Wareham

- NORTHERLY by Meade Street, aforesaid, seventy-five (75) feet;
- EASTERLY by lot numbered 326, eighty (80) feet;
- SOUTHERLY in part by lot numbered 275 and in part by lot numbered 274, seventy-five (75) feet
- WESTERLY by the remaining portion of lot numbered 328 as shown on said plan, eighty (80) feet

All of the said measurements being more or less

THE GRANTORS RESERVE UNTO PRISCILLA J. BELCHER A LIFE ESTATE IN THE PROPERTY CONVEYED HEREIN

*Stephen Belcher
1070 Minnetonka Rd
Severn, MD 21144*

or Grantor's Title see deed of Harold H. Belcher and Priscilla J. Belcher dated September 18, 2001, recorded at the Plymouth County Registry of Deeds at Book 20765 page 283-284.

WITNESS our hand and seal this 16 day of February, 2017

Carol Piegorsch
CAROL J. PIEGORSCH, Grantor

Wolfgang Piegorsch
WOLFGANG PIEGORSCH, Grantor's Spouse

COMMONWEALTH OF MASSACHUSETTS

Hudson St., ss.

February 16, 2017

On this 16 day of February, 2017, before me, the undersigned notary public, personally appeared CAROL J. PIEGORSCH and WOLFGANG PIEGORSCH, proved to me through satisfactory evidence of identification, which was Massachusetts drivers license/personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose,

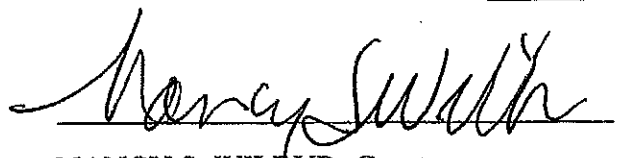
ELAINE M. ROBIDOUX, Notary Public
My Commission Expires November 14, 2017

Elaine M. Robidoux
Notary Public

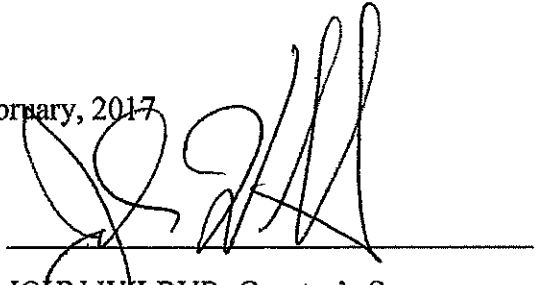
My commission expires: 11.14.17

AFFIX SEAL

WITNESS our hand and seal this 16 day of February, 2017



NANCY S. WILBUR, Grantor



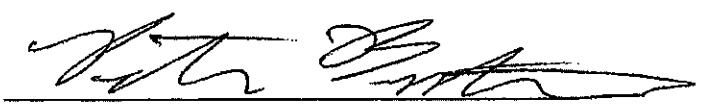
JOHN WILBUR, Grantor's Spouse

STATE OF NEW HAMPSHIRE

_____, ss.

February 16, 2017

On this 16 day of February, 2017, before me, the undersigned notary public, personally appeared NANCY S. WILBUR and JOHN WILBUR, proved to me through satisfactory evidence of identification, which was New Hampshire drivers license/personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose,



Notary Public Peter Buttaro

My commission expires: 9-21-21

AFFIX SEAL

Peter Buttaro
Notary Public, State of New Hampshire
My Commission Expires Sept 21, 2021

WITNESS our hand and seal this 16 day of February, 2017

Janet B. Holton
JANET B. HOLTON, Grantor

Glenn Holton
GLENN HOLTON, Grantor's Spouse

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

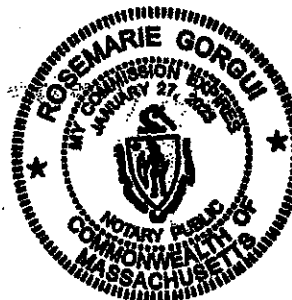
February 16, 2017

On this 16 day of February, 2017, before me, the undersigned notary public, personally appeared JANET B. HOLTON and GLENN HOLTON, proved to me through satisfactory evidence of identification, which was Massachusetts drivers license/personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose,

Rose Marie Gorgui
Notary Public

My commission expires: 1-27-2023

AFFIX SEAL



Release of Life Estate

I, the undersigned **Priscilla J. Belcher**, holder of a life estate in property known and numbered as 15 Meade St., Wareham, Massachusetts, hereby release and relinquish my Life Estate and all my right, title in interest in the said property, said Life Estate having been declared by me in a deed recorded with Plymouth County Registry of Deeds Book 48122, Page 254.

I hereby further specifically release any homestead rights that I may have in the premises, and further swear and affirm that I am not married, and that there is no person, former spouse, partner, or former partner in a civil union who may have the benefit of a homestead in the premises.

SIGNED and SEALED this 4th day of August, 2017.

1s Priscilla J. Belcher
Priscilla J. Belcher

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

On this 4th day of August, 2017, before me, the undersigned notary public, personally appeared Priscilla J. Belcher, proved to me through satisfactory evidence of identification, which was Mass. Driver License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Vinindra Kashiv
- Notary Public

My commission expires:



VININDRA KASHIV
Notary Public
Commonwealth of Massachusetts
My Commission Expires Aug. 31, 2023

