

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:

- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees<sup>\*\*\*</sup> 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 \$100.00.**

**\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 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: 17 W. CENTRAL AVE LOT: 632 MAP: 1  
ZONING DISTRICT: OV2  
USE REQUESTED: PRIMARY HOME - RESIDENTIAL  
OWNER OF LAND & BUILDING: CARLTON H. WHITE SR TEL.# 774-766-7498  
ADDRESS OF OWNER: P.O. BOX 1596, 17 WEST CENTRAL AVE ONSET MA 0255  
PERSON(S) WHO WILL UTILIZE PERMIT: CARLTON H. WHITE SR + LAUREL A. WHITE  
ADDRESS: P.O. BOX 1596, 17 WEST CENTRAL AVE ONSET MA 02558  
DATE: \_\_\_\_\_ SIGNATURE: [Signature]  
This application was received on the date stamped here:

Town Clerk: Nichelle Bismonte Date: \_\_\_\_\_  
Tax Collector: Bridgette Benoit Date: 7/11/22  
Planning/Zoning Dept.: Yona Rapin Date: 7-26-22  
Application fee paid: 300.00 Check #: 116 Receipt: \_\_\_\_\_  
Advertising fee paid: 100.00 Check #: 117 Receipt: \_\_\_\_\_  
Abutters fee paid: 123.63 Check #: 118 Receipt: \_\_\_\_\_

WAREHAM TOWN CLERK  
2022 JUL 26 PM 4:47

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: CARLTON H. WHITE JR + LAUREL A. WHITE

Applicant's Address: P.O. BOX 1596, 17 WEST CENTRAL AVE, ONSET MA 02558

Telephone Number: 508-291-0219 (land line)

Cell Phone Number: 774-766-7498

Email Address: LW6354@gmail.com

Address of Property/Project: 17 W CENTRAL AVE, ONSET MA 02558

Landowner's Name: CARLTON H. WHITE JR. + LAUREL A. WHITE

Owner's Address: P.O. BOX 1596, 17 WEST CENTRAL AVE, ONSET MA 02558

Telephone Number: 774-766-7498 (cell)

Contact Person: CARLTON H. WHITE JR Telephone Number: 774-766-7498

Map 1 Lot 632 Zone OVR

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

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



TO: Town of Wareham Zoning Board of Appeals  
FROM: Carlton H. White JR & Laurel A. White  
DATE: July 13, 2022  
RE: Application for Variance to F.A.R. Lot 632, Map 1

This appeal is regarding our Building permit request to raze and reconstruct our single-family home at 17 West Central Ave., Onset, MA, 02558. Our Permit was denied based on a F.A.R. of 41%, which is more than the allowed 30% for our lot size.

\*Our Proposed "footprint" for the 1<sup>st</sup> floor, plus front porch is about 27% of the overall lot size of 3,750 S.F. The current "footprint" of the 1<sup>st</sup> floor, plus the front porch is about 26%. Our setbacks exceed the minimum zoning requirements. The lot meets the minimums of 50' frontage and 75' depth.

Our Proposed Site Plan and Architectural drawings for the home, are very nearly what is already existing for our current home, as to actual "footprint". The proposed footprint has met our personal objectives of preserving the current character of the home, and neighborhood, as well as what we have been used to for open space around the house. Maintaining our open spaces was/is a priority for us. At the same time, we have added a second floor over the current kitchen space, to accommodate two small bedrooms. There was a slight adjustment to that section of the house, increasing the width of the back section by about 2.5 feet, but still well inside the setback requirements.

We decided to raze and reconstruct the house primarily to be efficient about cost and total construction time, minimizing whatever disruptions to our neighbors. To that end, it was our goal to begin and conclude the project in what is considered the "off-season" to this area.

Specifically, this project will provide a full basement, as opposed to the current crawl space with brick piers as foundations, updated insulation, wiring, plumbing, heating, and cooling, one additional bedroom, and an additional bathroom.

In short, within nearly the same footprint, the community of Onset will gain an improved property value, by way of reconstruction, that should compliment the current character of the neighborhood, as well as meet the Zoning Board guidance, as to setbacks from adjacent property lines.

These minimal adjustments to the "footprint" will improve the neighborhood, by way of an upgrade to the property from the current 1952 circa structure and could not be found to be any sort of detriment to the public good. The proposed dwelling will not nullify or derogate from the intent or spirit of the Wareham Zoning Bylaws.

Thank you in advance for the opportunity to appeal our letter of denial.



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul E. Turner  
Director of Inspectional Services

---

Mr. Carlton White  
P.O. Box 1596  
Onset, Massachusetts, 02558

June 29, 2022

**RE:** 17 West Central Avenue

Map 1, Lot 632

I have reviewed your application to raze and reconstruct a new single family dwelling at 17 West Central Avenue, Map 1, Lot 632. At this time, I must deny your request.

Your Floor Area Ratio is approximately 41%, more than the allowed F.A.R. of 30% based on your lot size. Therefore a Variance must be secured in order to proceed with your request.

Your application is being denied under the following section of the Wareham Zoning By-laws;

**Article 6, section 628, Dimensional Standards for Existing Small Lots, F.A.R.**

The subject dwelling is located in the OVR zoning district.

Respectfully,

Paul E. Turner  
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.

Mail to: ✓  
Carlton H. White Jr.  
Laurel A. White  
115 Highland Street  
Middleboro, MA 02346



2015 00038406

Bk: 45593 Pg: 17 Page: 1 of 2  
Recorded: 05/27/2015 11:48 AM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

### QUITCLAIM DEED

We, **Pauline C. Elliott, Shawn R. Elliott and Tracey Ann Dempsey, TRUSTEES of the ELLIOTT FAMILY IRREVOCABLE TRUST**, u/t/d June 12, 2009, of 637 South Washington Street Unit 23, North Attleboro, MA

for consideration of **THREE HUNDRED TEN THOUSAND DOLLARS and 00/100 (\$310,000.00)**

grant to **CARLTON H. WHITE, JR. and LAUREL A. WHITE**, both of 115 Highland Street Middleboro Plymouth County MA husband and wife, as Tenants by the Entirety, with **QUITCLAIM COVENANTS**:

Property address: 17 West Central Ave (Lot No. 632) Wareham (Onset), MA

The land with the buildings thereon situated in Wareham, Plymouth County, Massachusetts and shown as Lot No 632 on a plan of land of the Onset Bay Grove Association, said plan being recorded in Plymouth County Registry of Deeds, Book 1, Folio 58, as the same is set forth on said plan.

We, Pauline C. Elliott, Shawn R. Elliott and Tracey Ann Dempsey, TRUSTEES of the ELLIOTT FAMILY IRREVOCABLE TRUST hereby release all homestead rights and further state under the pains and penalties of perjury that no other persons have the right to claim homestead benefits in said property.

Being the same premises conveyed to Pauline C. Elliott, Shawn R. Elliott and Tracey Ann Dempsey, Trustees of the Elliott Family Irrevocable Trust by deed of Pauline C. Elliott dated June 5, 2009, recorded with the Plymouth County Registry of Deeds in Book 37371, Page 125.

MASSACHUSETTS EXCISE TAX  
Plymouth District RC# 111 001  
Date: 05/27/2015 11:48 AM  
Ctrl# 081357 29716 Doc# 00038406  
Fee: \$1,413.60 Cons: \$310,000.00

**CANCELLED**



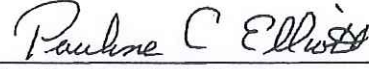
WITNESS OUR HANDS AND SEALS THIS 18th DAY OF MAY, 2015.

In the presence of:

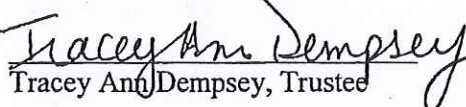
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Pauline C. Elliott, Trustee


  
\_\_\_\_\_  
Shawn R. Elliott, Trustee

  
\_\_\_\_\_  
Tracey Ann Dempsey, Trustee

**COMMONWEALTH OF MASSACHUSETTS**

Bristol, ss

On this 18 day of May, 2015, before me, the undersigned notary public, personally appeared **Pauline C. Elliott, Shawn R. Elliott and Tracey Ann Dempsey**, in their capacities as Trustees of the Elliott Family Irrevocable Trust, proved to me through satisfactory evidence of identification, which was/were **STATE ISSUED DRIVER'S LICENSE(S)**, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

  
\_\_\_\_\_

Notary Public  
My commission expires:



**RANDY J. SPENCER**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
December 26, 2019

3/26/19

[Section "G" of the Application Instructions] The purpose of this table is to only point out that the "Proposed" Reconstruction of 17 W Central Ave fits in well with the surrounding Abutters List properties, as to current Floor Area Ratio (F.A.R.) as well as a Footprint Ratio. The F.A.R. does increase significantly, although fits in with the current neighborhood, but the "Footprint" does not change very much at all. [This data comes from Town of Wareham website, Assessing Department, FY 2022 Assessment Database] The highlighted properties below are the "Direct Abutters" to 17 W Central Ave, Onset.

SF Ratios of Lot Size versus "Living Area" as well as versus "Total Footprint".		Building(s)	Year Built	Living Area (SF)	Footprint (SF)	Stories	Lot SQ.FT.	Living Area share of Lot (interior)	Footprint share of Lot
1-632	17 W Central Ave	White, Carlton H Jr [current]	1952	818	892	2	3,750	21.81%	23.79%
1-632	17 W Central Ave	White, Carlton H Jr [proposed]	2022/2023	1,547	985	2	3,750	41.25%	26.28%
1-633	19 W Central Ave	Daugusta, Donald A	1886 (1970)	1,988	1,510	3	3,750	53.01%	40.27%
1-593	7 Sixth Street	McDonagh, Peter & Claire	1900	1,450	1,105	2	3,375	42.96%	32.74%
1-594	28 Longwood Ave	Monahan, Ellen E.	1900	308	458	1	3,557	30.25%	34.41%
			1900	768	766	2			
1-595	26 Longwood Ave	Farnam, Leslie A.	1900	1,294	880	2	3,557	48.47%	36.83%
			1900	430	430	1			
1-596-A	8 Seventh Street	Francis, Brian	1900	861	1,057	2	1,600	53.81%	66.06%
1-596-B	6 Seventh Street	Dieterle, Clifford E Jr	1900	926	774	2	1,971	46.98%	39.27%
1-592	4 Seventh Street	Linehan, Margaret M	1948	1,126	1,000	2	3,375	33.36%	29.63%
1-631	15 W Central Ave	Travers, Jeffrey Trustee	1900	2,341	1,427	2	3,750	62.43%	38.05%
1-44	1 Sixth Street	Sweeney, Joseph A Trustee	1900	2,333	1,248	3	7,000	33.33%	17.83%
1-45	24 W Central	Reis, John L & Elizabeth M TRS	1943	1,874	1,289	2	3,500	53.54%	36.83%
1-46	26 W Central	Silverman, Harold C & Patricia T	1940	1,273	1,091	2	3,500	36.37%	31.17%

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
	TOWN OF WAREHAM								
	ABUTTERS LIST								
	17 W. CENTRAL AVE								
	MAP 1 LOT 632								
	WHITE CARLTON, H JR								
	<i>Direct</i>								
1-593	MCDONAGH PETER P JR + CLARE L	TRS MCDONAGH FAM LIVING TR	PO BOX 975		ONSET	MA	02558	50956/193	7 SIXTH ST
1-633	DAUGUSTA DONALD A	DAUGUSTA MARGARET E	PO BOX 1596		ONSET	MA	02558	3604/482	19 W CENTRAL AVE
1-592	LINEHAN MARGARET M LIFE ESTATE		PO BOX 647		ONSET	MA	02558	20827/350	4 SEVENTH ST
1-631	TRAVERS JEFFREY TRUSTEE	TRAVERS IRREVOCABLE TRUST	PO BOX 424		ONSET	MA	02558	51278/113	15 W CENTRAL AVE
	CERTIFIED LIST OF ABUTTERS AS								
	THEY APPEAR ON OUR TAX ROLLS								
	AS OF 6-1-22								
	<i>Re Maraur</i>								
	ASSESSORS OFFICE								



abutters_id	field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
1-594		MONAHAN ELLEN E		26 DELMAR AVE		FRAMINGHAM	MA	01701	18497/308	28 LONGWOOD AVE
1-595		FARNAM LESLIE A		3 METCALF RD		MENDON	MA	01756	13846/292	26 LONGWOOD AVE
1-593		MCDONAGH PETER P JR + CLARE L	TRS MCDONAGH FAM LIVING TR	PO BOX 975		ONSET	MA	02558	50956/193	7 SIXTH ST
1-596/9		DIETERLE CLIFFORD E JR	DIETERLE JEAN	28 SHERWOOD RD		ATTLEBORO	MA	02703	34737/160	6 SEVENTH ST
1-633		DAUGUSTA DONALD A	DAUGUSTA MARGARET E	PO BOX 1596		ONSET	MA	02558	3604/482	19 W CENTRAL AVE
1-592		LINEHAN MARGARET M LIFE ESTATE		PO BOX 647		ONSET	MA	02558	20827/350	4 SEVENTH ST
1-631		TRAVERS JEFFREY TRUSTEE	TRAVERS IRREVOCABLE TRUST	PO BOX 424		ONSET	MA	02558	51278/113	15 W CENTRAL AVE
1-44		SWEENEY JOSEPH A TRUSTEE	1 SIXTH STREET REALTY TRUST	50 GUERNSEY ST		ROSLINDALE	MA	02131	49313/152	1 SIXTH ST
1-45		REIS JOHN L + ELIZABETH M TRS	25 WEST CENTRAL AVE 2019 REALTY TR	PO BOX 1094		ONSET	MA	02558	51222/167	26 W CENTRAL AVE
1-46		SILVERMAN HAROLD C	SILVERMAN PATRICIA T	77 CODDING RD		NORTON	MA	02766	45513/107	24 W CENTRAL AVE
		CERTIFIED LIST OF ABUTTERS AS								
		THEY APPEAR ON OUR TAX ROLLS								
		AS OF 6-30-2022								
		<i>D E Marston</i>								
		ASSESSORS OFFICE								

TOWN OF WAREHAM  
 ABUTTERS LIST  
 17 W CENTRAL AVE  
 MAP 1 LOT 637  
 WHITE CARLTON H JR