

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: 45 Longwood Av MAP: #1 LOT: 630

ZONING DISTRICT: OV-2

USE REQUESTED:

Daniel Georgianna
OWNER OF LAND & BUILDING: Same TEL.# 4012582032

45 Nakata Av Fairhaven MA

ADDRESS OF OWNER:

Daniel Georgianna

PERSON(S) WHO WILL UTILIZE PERMIT:

45 Nakata Av Fairhaven MA

ADDRESS:

DATE: 3/1/2021

SIGNATURE: Daniel Georgianna

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2021 MAR 17 PM 12:42

* Town Clerk: _____ Date: _____

* Tax Collector: Hatley King Date: 3/17/21

* Planning/Zoning Dept.: Jonni Rapin Date: 3/17/2021

Application fee paid: \$300 Check #: 2338 Receipt:

Advertising fee paid: \$100 Check # 2339 Receipt:

Abutters fee paid: \$155.52 Check # 2341 Receipt:

Dear Applicant,

It is the Town's policy that any permits and approvals shall not be granted unless the applicant and/or property owner(s) taxes are paid. As a result, you should ascertain the status of your property tax, auto excise, and all other fees prior to submitting any application to the Zoning Board of Appeals, Planning Board, and/or Conservation Commission. Unless all fees and taxes are paid or a payment agreement with the Tax Collector has been established (this should be exhibited by a signed statement from the Tax Collector), no approvals shall be issued. In addition, approval by the Zoning Board of Appeals, Planning Board or Conservation Commission does not constitute an approval for permitting or licensing as required from the Local Licensing Authority, that is, the Board of Selectmen. The applicant should ascertain the availability of any necessary permits from the Board of Selectmen, prior to appearing before any Board or Commission for their respective approval.

Thank you for your cooperation.

PLEASE NOTE

Effect January 26, 2014, the following postage changes will go into effect:

**Certified Mail cost: \$6.96
Single stamp cost: \$.51**

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: Daniel Georgianna

Applicant's Address 45 Nakata Av Fairhaven MA 02719

Telephone Number: 401 258 2032

Cell Phone Number: 401 258 2032

Email Address: Dave.georgianna@comcast.net

Address of Property/Project: 45 Longwood Av.

Landowner's Name: Daniel Georgianna

Owner's Address: 45 Nakata Av Fairhaven MA

Telephone Number: 401 258-2032 or 508-264-6918

Contact Person: Daniel Georgianna Telephone Number 508-264-6918

Map #1 Lot 630 Zone OV-2

Date Approved _____ Date Denied _____

Comments: _____

Daniel Georgianna

3/1/21

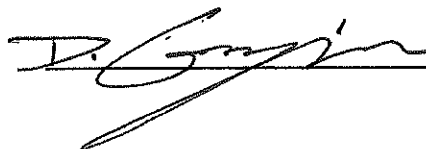
45 Logwood Av. Wareham Ma.

This is for a proposed addition off the rear of my current cottage. The existing cottage structure on the property will remain in its entirety to keep the look of neighborhood. The existing structure will be updated with new windows and insulation in all exterior walls and inside the crawl space under the main floors. The exiting cottage will be renovated on the exterior with new shingles & trim work to preserve the building, keeping the curb appeal of the old beach cottages. We look forward to spending our retirement here in beautiful onset Wareham area.

The new proposed addition will be built off the back of structure fully supported by helical foundation post so not to disturb the ground with major excavation, cement etc. This new proposed space will have two bedrooms a bath rm, deck area for outside space fully covered with addition roof line. 2nd floor area will be a covered/enclosed porch area, along with some much-needed storage, my wife came up with the design and layout. It will catch great light and still have privacy from the large houses around the area and not to encroach on any neighbor's property's in the village around us. We made sure we are not blocking any views etc. We look forward to living here and having our family visit us again on the beach.

Thank you & sincerely:

The Georgianna's from Fairhaven Ma.

 Date: 3/1/21

*** Electronic Recording ***
Doc#: 00051369
Bk: 51324 Pg: 330 Page: 1 of 3
Recorded: 07/02/2019 02:31 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/02/2019 02:31 PM
Ctrl# 125879 00168 Doc# Plymouth County Registry o
Fee: \$889.20 Cons: \$195,000.00

QUITCLAIM DEED

I, LAURA A. STAFFORD, of P.O. Box 924, Tombstone, Arizona 85638, as to an undivided one half (1/2) interest; and
SUSAN V. SPINA-WAGNER, Trustee of SUSAN V. SPINA-WAGNER IRREVOCABLE TRUST, under Declaration of Trust dated February 17, 2016, evidence of which is recorded at the Plymouth County Registry of Deeds in Book 47028, Page 289, of 20 Scott Road, Seekonk, Massachusetts 02771, as to the remaining undivided one half (1/2) interest

for consideration paid, and in full consideration of One Hundred Ninety-Five Thousand Dollars (\$195,000.00)

grant to DANIEL GEORGIANNA and SHARON CHALLINGSWORTH, husband and wife, as tenants by the entirety, of 3 Walnut Street, Fairhaven, Massachusetts 02719

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in Wareham, Plymouth County, Massachusetts, more particularly bounded and described as follows:

Lot numbered Six Hundred Thirty (630) on a plan of lands of Onset Bay Grove Association recorded at the Plymouth County Registry of Deeds in Plan Book 1, Page 58, filed on May 21, 1878.

This conveyance is made subject to the restrictions and conditions of the Onset Bay Grove Association insofar as the same are still in force and applicable.

Property Address: 45 Longwood Avenue, Onset (Wareham), Massachusetts

The grantors herein hereby release any and all homestead rights that they may have in the above-described property and certify that no other person is entitled to claim the benefit of an existing estate of homestead.

For title of Laura A. Stafford, see deed dated October 28, 1996, and recorded at the Plymouth County Registry of Deeds in Book 14743, Page 175. For title of Susan V. Spina-Wagner, Trustee of Susan V. Spina-Wagner Irrevocable Trust, see deed dated February 17, 2016, and recorded at the Plymouth County Registry of Deeds in Book 47028, Page 292.

WITNESS my hand and seal this 28th day of June, 2019.

Sara B. O'Leary
Witness

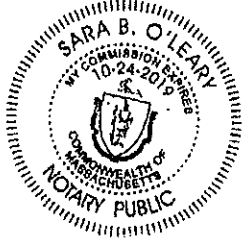
Laura A. Stafford
LAURA A. STAFFORD

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

June 28, 2019

Then personally appeared the above-named LAURA A. STAFFORD, who proved to me through satisfactory evidence of identification which was an AZ license to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose before me,



Sara B. O'Leary
Sara B. O'Leary, Notary Public
My commission expires: 10/24/2019

WITNESS my hand and seal this 2nd July day of ~~June~~, 2019.

SUSAN V. SPINA-WAGNER IRREVOCABLE TRUST

Sara B O Leary Witness
Susan V. Spina-Wagner, Trustee By: SUSAN V. SPINA-WAGNER, Trustee

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

July 2
~~June~~, 2019

Then personally appeared the above-named SUSAN V. SPINA-WAGNER, duly authorized Trustee as aforesaid, who proved to me through satisfactory evidence of identification which was a MA Drivers License to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose before me,



Sara B O Leary
Sara B. O'Leary, Notary Public
My commission expires: 10/24/2019



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

Daniel Georgianna
2 Morse Street
Fairhaven, MA 02719

February 8, 2021

RE: 45 Longwood Ave.

Map # 1, Lot # 630

I have performed a review of your building permit application for the construction of a 31'-6" x 23'-6" rear addition at 45 Longwood Ave, in Onset, MA. The proposal requires additional review and or zoning relief from the Zoning Board of Appeals and must be denied at this time.

The following review and or relief must be secured prior to re-application for a building permit:

Code Section	Description	Relief
622 Village Districts: Impervious Surface permitted, 50%	New non-conformity. 32.48% to 53.06%	Variance, Zoning Board Pursuant to § 1357
622 Village Districts: Building Coverage permitted, 20%	New non-conformity. 16.8% to 38%	Variance, Zoning Board Pursuant to § 1357
628 Small Lots in Village Districts. Floor Area Ratio permitted, 25%	New non-conformity. 13.44% to 33.65%	Variance, Zoning Board Pursuant to § 1357
1352 Non-conforming Structures	Construction along same non-conforming line. Increase to non-conforming nature.	Special Permit, Zoning Board; or
1353	Substantially more detrimental	Variance, Zoning Board

The above information was compiled based on the information and drawings provided to me along with the permit application. If there is any new information, or changes to this proposal, please provide them to me and I will amend my findings accordingly.

The subject structure 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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
1	Level	2	Public Water	1	Paved	2	Suburban
GEORGIANNA DANIEL							
CHALLINGSWORTH SHARON			3	Public Sewer			
45 NAKATA AVE			SUPPLEMENTAL DATA				
FAIRHAVEN MA 02719			Plan #				
			Assoc. Parcels				
			District				
			S.C.E.				
			GIS ID	M_269547_832731			
			Air Pct ID				
			Total Ac	0.09			

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
GEORGIANNA DANIEL		51324		0330	07-02-2019	Q	1	195,000	00	2021	1010	78,900	2020	1010	74,000
SPINA-WAGNER SUSAN V & SOLOMON JUL		47028		0292	06-08-2016	U	1	50,000	00	1010	1010	122,400	1010	1010	122,400
SPINA SUSAN V & STAFFORD LAURA		14743		0175	10-28-1996	Q	1								
DARGAN EILEEN E		2106		0163	07-28-1950	Q	1								
Total		Total		Total		Total		Total		Total		Total		Total	

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Comm Int	
Total				0.00					

ASSESSING NEIGHBORHOOD		Nbrhd Name	Batch
Total		B	

NOTES
 KT PARTIALLY RENOV 2003
 SM SHED=N
 BAS=LR K BR NO CLST B

OTHER ASSESSMENTS		Year	Code	Description	Amount
Total				196400	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
97896		06-05-1997	RF	Roofing	3,650	11-01-1997	100			14 SQ

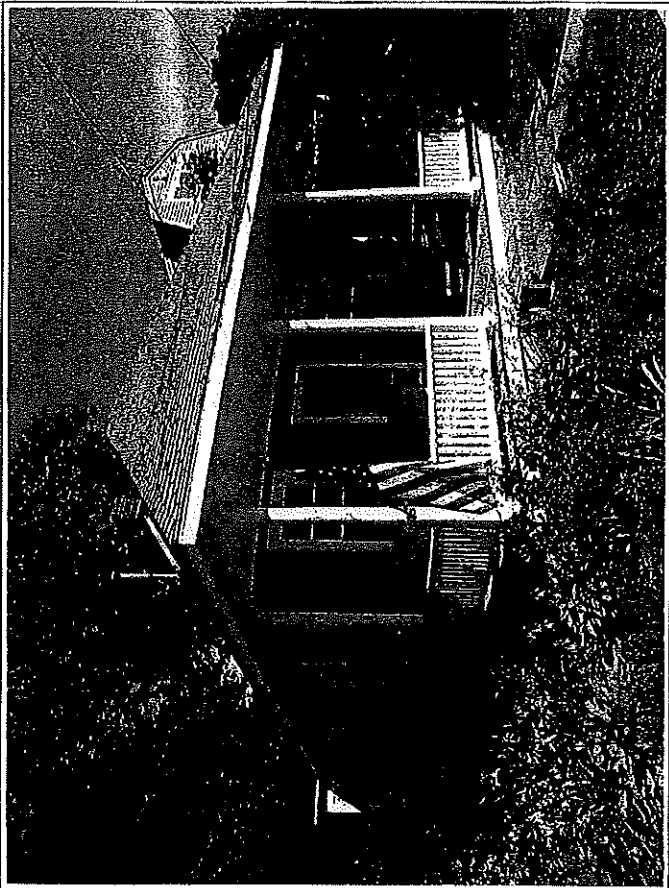
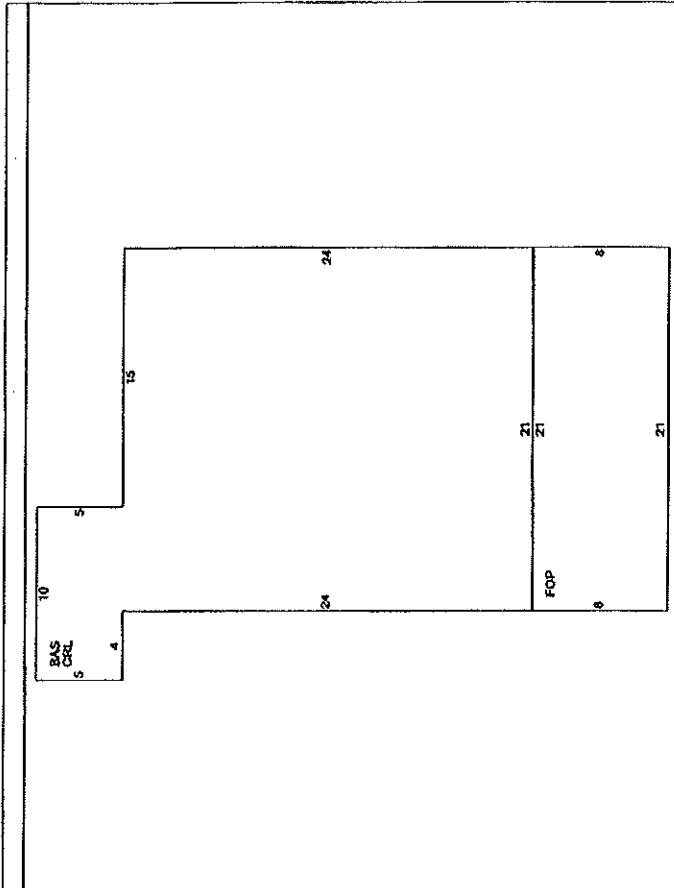
LAND LINE VALUATION SECTION		B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes
1	1010	SINGLE FAMILY	OVR	2	0	0	0	0	3,750	SF	18.13	1.00000	5	1.000	1.00	0061	1.80

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
08-16-2016	SC	00	Measured & Listed				
07-20-2016	CT	01	Measured & Notice				
05-27-2014	MM	50	Vision Review				
09-13-2006	SS	30	Abatement-M+L				
06-21-2004	BC	01	Measured & Notice				
08-12-1995	RF	00	Measured & Listed				
08-01-1995	RF	00	Measured & Listed				

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		78,900	0	0	122,400	0	201,300

TOTAL APPRAISED PARCEL VALUE		2013000	Total	196400	Total	136700
Total		2013000	196400	136700		

This signature acknowledges a visit by a Data Collector or Assessor

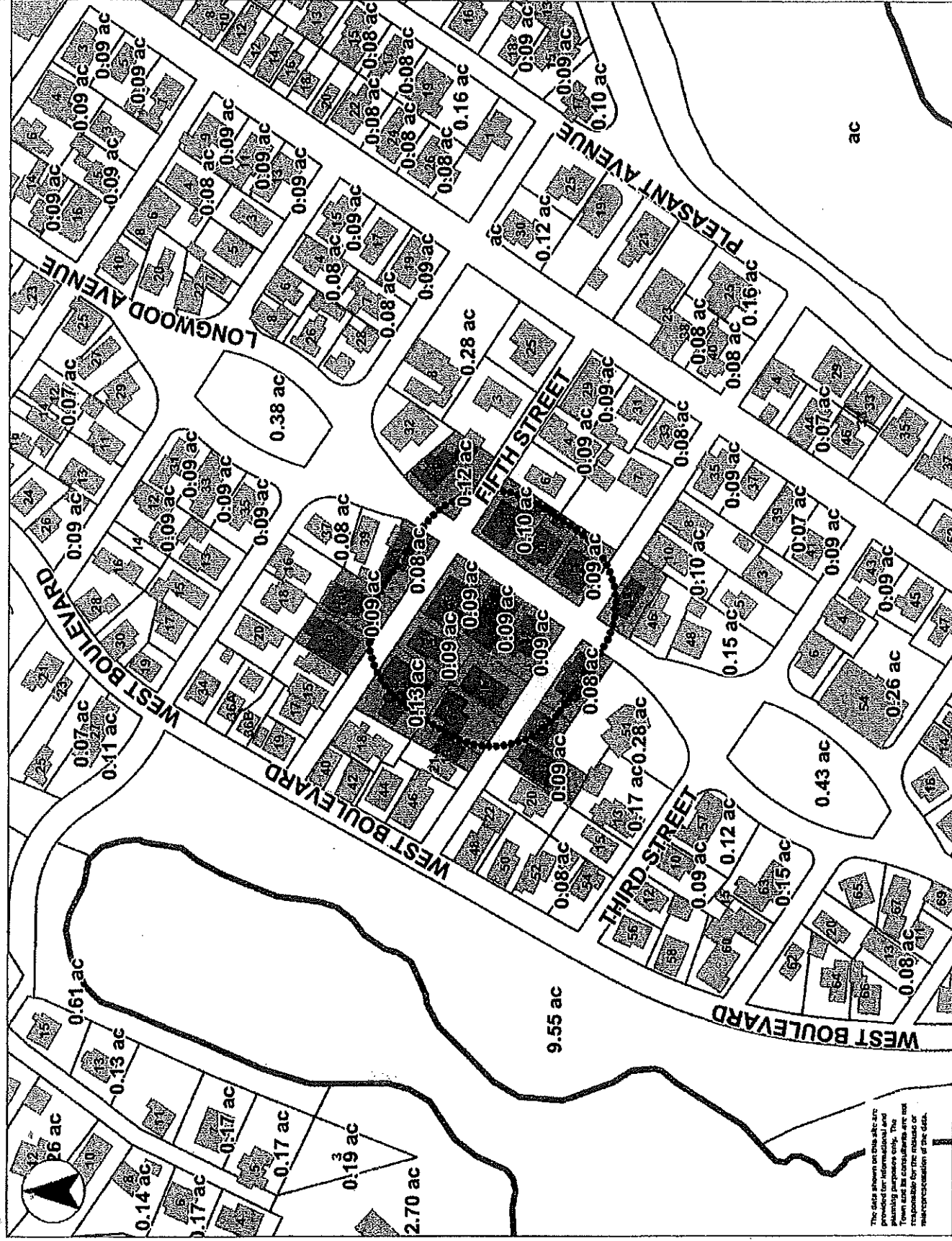


CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
05	Bungalow		
01	Residential		
04	Ave		
1	1 Story		
08	Wood on Sheath		
03	Gable/Hip		
03	Asphalt Shing		
02	Open/By Brd		
07	K Pine/Bead Bd		
09	Pine/Soft Wood		
01	None		
01	None		
01	None		
01	1 Bedroom		
01	Total Bedrooms		
0	Total Bathrooms		
0	Total Xtra Fixtrs		
3	Total Rooms		
02	Bath Style:		
02	Kitchen Style:		
1	# of Fireplaces		
01	Fireplace Type		
	Finish Bsmt SF		
	Fin Bsmt Qual		

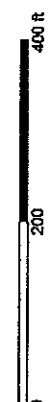
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Living Area	Floor Area
BAS	First Floor	554	554
CRL	Crawl Space	0	554
FOP	Open Porch	0	168
Ttl Gross Liv / Lease Area		554	1,276

CONDO DATA		COST/MARKET VALUATION	
Parcel Id	Adjust Type	Building Value	Year Built
		121,364	1920
			1989
			A
			30
			5
			0
			1
			65
			78,900

- MA Parcel
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Panels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Streets
- Battery
- 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 was provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misinterpretation of the data.



Printed on 02/25/2021 at 11:52 AM