

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** 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 \$6.11 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: 590 County Road LOT: A MAP: 93
ZONING DISTRICT: R160
USE REQUESTED: house addition
OWNER OF LAND & BUILDING: Paula Ventura TEL.# 508-728-4386
ADDRESS OF OWNER: 590 County Rd, W. Wareham
PERSON(S) WHO WILL UTILIZE PERMIT: SAA
ADDRESS: SAA
DATE: 1/10/21 SIGNATURE: Paula Vnt

This application was received on the date stamped here:

Town Clerk:	_____	Date:	_____		
Tax Collector:	<u>Harley King</u>	Date:	<u>1/26/2021</u>		
Planning/Zoning Dept.:	<u>Anna Raposo</u>	Date:	<u>1/25/2021</u>		
Application fee paid:	<u>300.00</u>	Check #:	<u>242</u>	Receipt:	_____
Advertising fee paid:	<u>100.00</u>	Check #:	<u>244</u>	Receipt:	_____
Abutters fee paid:	<u>85.30</u>	Check #:	<u>245</u>	Receipt:	_____

WAREHAM TOWN CLERK
2021 JAN 25 AM 7:49

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: Paula Ventura

Applicant's Address: 590 County Rd, W. Wareham, MA

Telephone Number: -

Cell Phone Number: 508-728-4386

Email Address: paula.j.ventura@gmail.com

Address of Property/Project: 590 County Rd, W. Wareham

Landowner's Name: Paula Ventura

Owner's Address: SAA

Telephone Number: SAA

Contact Person: SAA Telephone Number: SAA

Map 93 Lot A Zone R60

Date Approved _____ Date Denied _____

Comments: _____

QUITCLAIM DEED

I, SCOTT M. LADOU CER, of San Diego, California for consideration paid of One and 00/100 (\$1.00) Dollar grants to PAULA J. VENTURA of 590 County Road, West Wareham, Massachusetts the following described property

The land in Wareham, Plymouth County, Commonwealth of Massachusetts with the buildings and improvements thereon, in that part known as South Wareham and being Lots "A" and "B" as shown on "Plan of Land surveyed for Usko Eugene Haarala, South Wareham, Mass., Scale 1" = 50', April 2, 1954, Walter E. Rowley, Surveyor, West Wareham, Mass.," recorded with Plymouth County Registry of Deeds, Plan Book 9, Page 78, bounded and described as follows: -

Beginning at a cement bound at the junction of the Easterly line of County Road and the Southerly line of the Road from County Road to Charles S. Gurney Estate, it being the Northwesterly corner of the within described premises;

thence running by the Easterly line of Road from County Road to Charles S. Gurney Estate, South 40 degrees 35' 20" East, one hundred twenty-four and 30/100 (124.30) feet to a cement bound; thence continuing by said Road, South 49 degrees 31' 20" East, seventy-one and 73/100 (71.73) feet to an iron pin;

thence continuing by said Road, South 30 degrees 42' 50" East, one hundred eighteen and 60/100 (118.60) feet to a stake for a corner;

thence turning and running by land now or formerly of Taylor and Holmes, south 42 degrees 55' 30" West, two hundred twenty-nine and 38/100 (229.38) feet to a cement bound;

thence turning and running by Lot "C" as shown on said plan, North 65 degrees 11' 40" West, one hundred twenty-one and 73/100 (121.73) feet to a cement bound in the easterly line of County Road;

thence turning and running in the Easterly line of County Road, North 17 degrees 15' 10" East, one hundred seven and 53/100 (107.53) feet to a County Highway Bound;

thence continuing in the Easterly line of County Road by a curve to the left having a radius of 862.80 feet, a distance of two hundred sixty-one and 02/100 (261.02) feet measured along the arc of said curve to bound first mentioned and point of beginning.

Containing 55,500 square feet, more or less.

Being the same premises conveyed to the grantor by deed recorded in Plymouth County Registry of Deeds in Book 15342, Page 242, deed from Usko Eugene Haarala dated January 9, 1991 and recorded at Book 10121, Page 336, deed from Usko Eugene Haarala dated January 9, 1991 at Book 10121, Page 338, deed from Eero T. Haarala dated April 8, 1997 at Book 15093, Page 53 and deed from Miriam Ballue dated April 4, 1997 in Book 15093, Page 55.

Witness my hand and seal this 26 day of September 2011.



Bk: 41292 Pg: 200 Page: 1 of 1
Recorded: 04/27/2012 03:37 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Scott M. LaDoucer

Scott M. LaDoucer

STATE OF MASSACHUSETTS Rhode Island

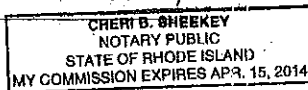
County of Norfolk

September 26, 2011

Then personally appeared the above named Scott M. LaDoucer and acknowledged the forgoing instrument to be his free act and deed before me.

JR Buckley

NOTARY PUBLIC #43097
MY COMMISSION EXPIRES:

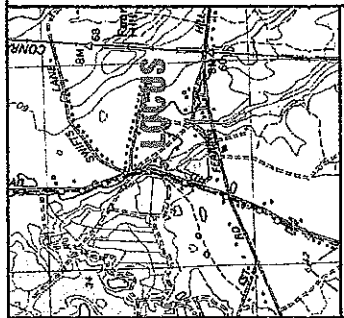


END OF INSTRUMENT

590 County Rd, Wareham, MA
Locus-

Mail
Paula J. Ventura
590 County Rd.
W. Wareham, MA
02576

4/15/14



LOCUS MAP / 1" = 2000'

LOI DATA:

ASSESSORS MAP: 93/ LOT A
 ADDRESS: 590 COUNTRY ROAD

OWNER:
 PAULA J. VENTURA
 590 COUNTRY ROAD
 WAREHAM, MA 02576

ZONING DATA:

ZONE: RESIDENCE 60 (R60)

SETBACKS:

- MINIMUM LOT AREA: 60,000 S.F.
- MINIMUM FRONTAGE: 180'
- MINIMUM FRONT SETBACK: 60'
- MINIMUM SIDE SETBACK: 20'
- MINIMUM REAR SETBACK: 20'
- MAXIMUM BUILDING HEIGHT: 35'

FLOOD ZONE DATA:

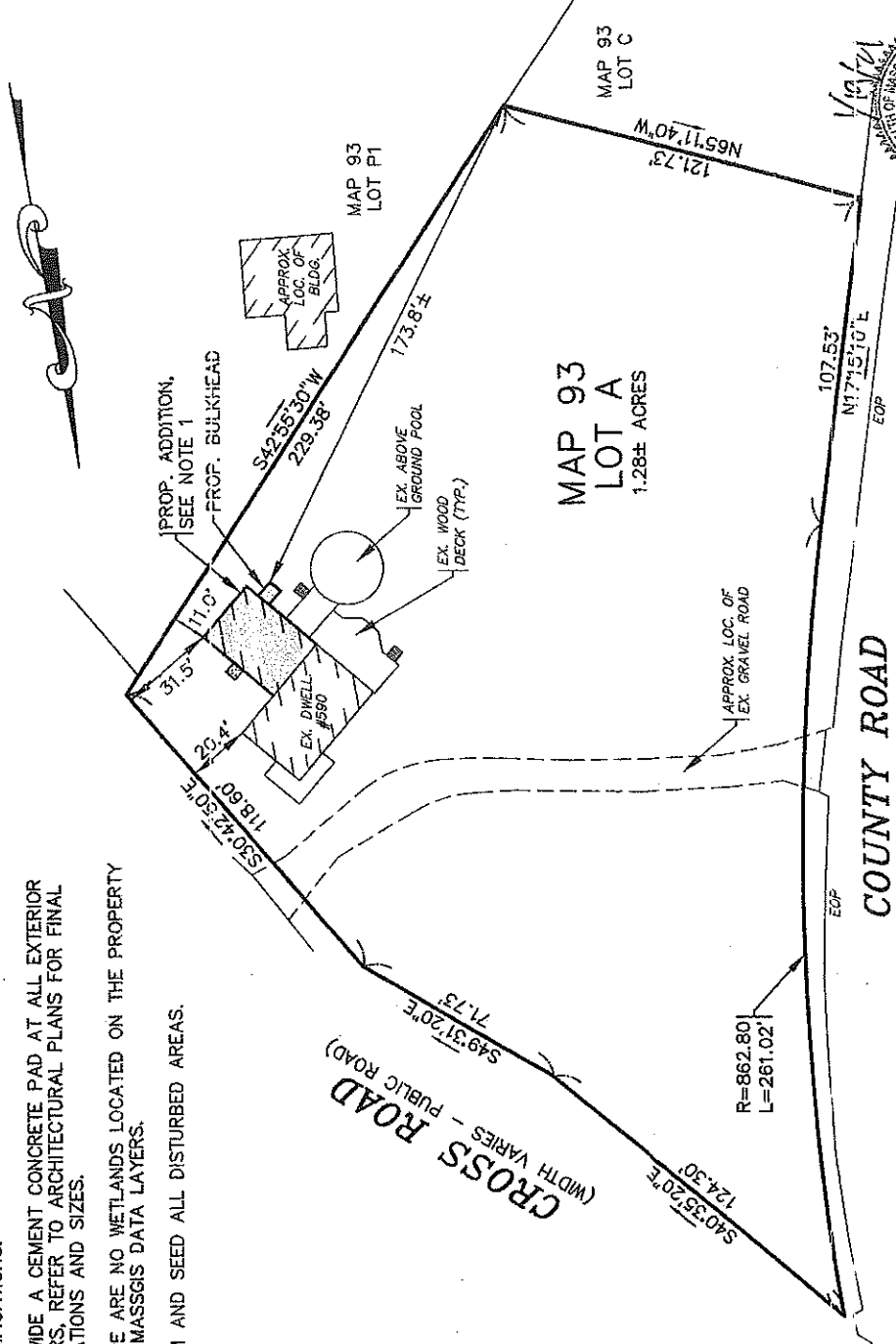
THE PROJECT IS WITHIN FLOOD ZONE X.
 REFER TO THE F.E.M.A. FLOOD INSURANCE
 RATE MAP PANEL NUMBER 25023C0469J,
 DATED: JULY 17, 2012.

NOTES:

1. REFER TO ARCHITECTURAL PLANS BY OTHERS FOR COMPLETE ADDITION DETAILS AND CONSTRUCTION SPECIFICATIONS.
2. PROVIDE A CEMENT CONCRETE PAD AT ALL EXTERIOR DOORS. REFER TO ARCHITECTURAL PLANS FOR FINAL LOCATIONS AND SIZES.
3. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY PER MASSGIS DATA LAYERS.
4. LOAM AND SEED ALL DISTURBED AREAS.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE LOCATION OF THE PROPOSED ADDITION AND DESIRED SETBACKS.

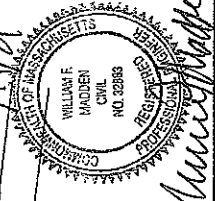


PLAN REFERENCE:

REFER TO A PLAN ENTITLED "PLAN OF LAND SURVEYED FOR USKO EUGENE HAARALA, SOUTH WAREHAM, MASS." DATED APRIL 2, 1954. PREPARED BY WALTER E. ROWLEY, AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 9, PAGE 783.

SITE PLAN

SCALE: 1"=40'



William F. Madden

G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 286 HAAR STREET - WAREHAM, MA 02576 TEL (508) 295-6800 FAX (508) 295-6834 E-Mail: gafengr@earthlink.net		PREPARED FOR: PAULA J. VENTURA 590 COUNTRY ROAD WAREHAM, MA	
DATE: JAN. 20, 2021 JOB NO.: 21-9827 SCALE: 1" = 40' DRAWN BY: JMP CHECKED BY: WFM	REV. DATE BY APP'D DESCRIPTION	PLAN TO ACCOMPANY VARIANCE APPLICATION	

DWG. 1 OF 1

January 10, 2021

Dear Members of Appeals Board,

I am writing to describe my desired plan and why there is a need for an appeal.

My plan is to build a small addition to add living space to my current home, as my son and his family will be moving into the house, and I will need more living space.

I understand that certain addition plans might be allowed and some might not. I am flexible on what my final plan will be. I do understand that no oven would be allowed in any addition and I'd like to make clear that there is NO OVEN in my addition plans, just a small "kitchenette" area.

Also, I am short of the required 15' from my neighbor's property line. I have spoken with my neighbor about this and he is fine with me being 10' from his line, as my proposed plan would indicate.

Thank you for taking the time to hear my appeal case.

A handwritten signature in cursive script that reads "Paula Ventura". The signature is written in black ink and is positioned above the printed name.

Paula Ventura



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L. Riquinha
Director of Inspectional Services

Paula Ventura
590 County Road
Wareham, MA 02576

December 29, 2020

RE: 590 County Road (Accessory Apartment)

Map 93, Lot A

I have reviewed your application to construct a new accessory apartment addition on your home at 590 County Road in Wareham, MA. The proposal does not comply with current zoning regulations and must be denied at this time.

You are requesting approval to construct a 30' x 23' attached accessory apartment addition on the side of your existing dwelling. The proposed plan shows the new addition at 10' from the side lot line where the current setback is currently conforming. This would create a new side setback non-conformity requiring a variance from the Zoning Board of Appeals.


The accessory apartment Use is not permitted in the R-60 zoning district. You must apply for and secure a separate variance from the Zoning Board of Appeals in order to proceed with your request.

The submitted application is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 621, Residential Districts,** You are proposing a 10' side yard setback where 20' is required. This will create a new non-conformity, requiring a variance from the Zoning Board of Appeals. (*zbl* §§1357)
- **Article 3, Section 330, Table of accessory use regulations:** Accessory apartments are not permitted in the R-60 zoning district. You must secure a variance from the Zoning Board of Appeals in order to proceed with your request.

The subject dwelling is located in the R-60 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.

January 20, 2021

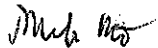
Town of Wareham Board of Appeals

Dear Sirs,

My name is Michael Norton and I live at 26 Cross Road, West Wareham. My neighbor, Paula Ventura, at 590 County Road, has informed me of her hopes to build an addition onto her house. The addition would only be 10' from my property line.

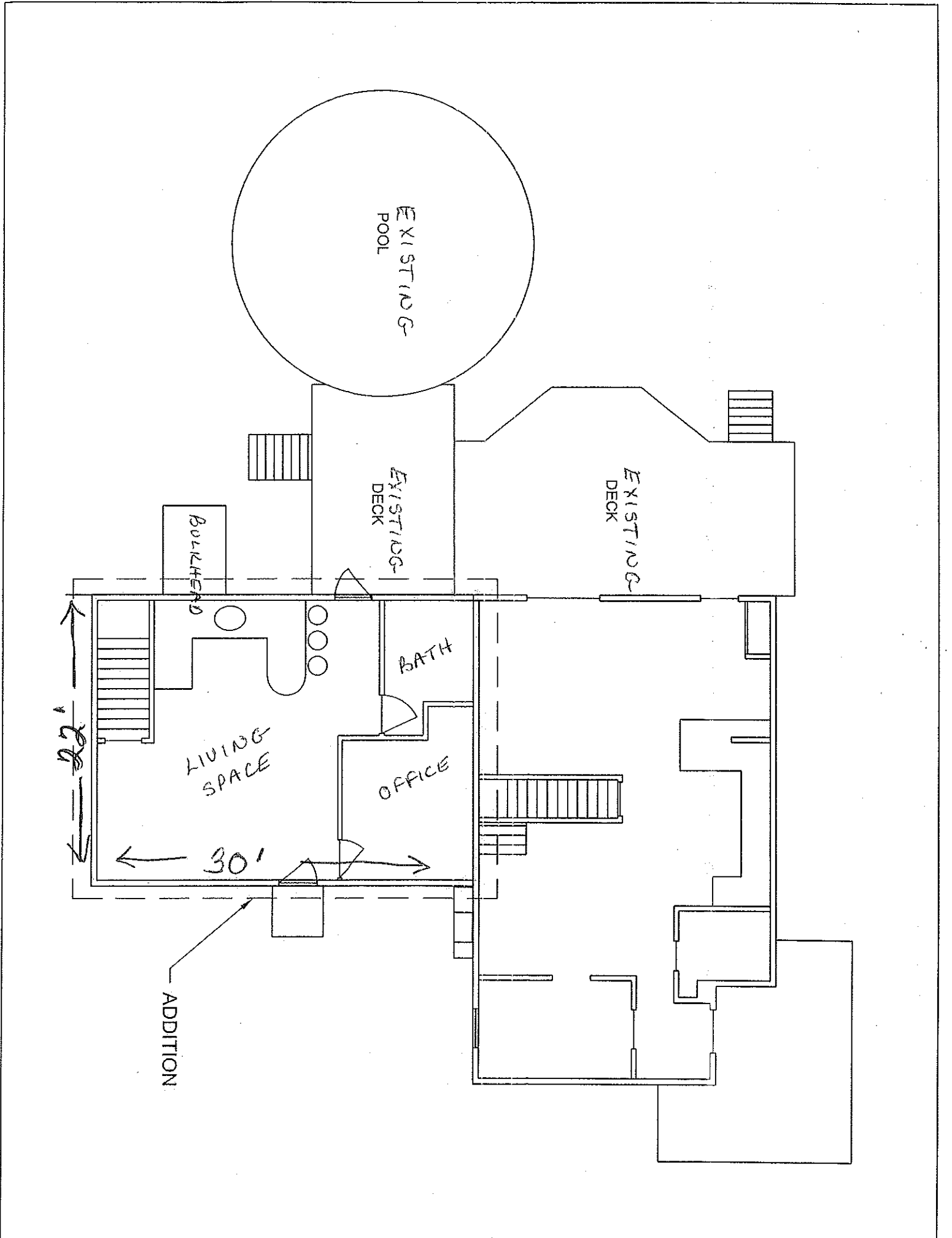
I have told Paula that I am fine with that. This is to inform you that I have given her my approval to move forward with her plans.

Thank you,

A handwritten signature in cursive script, appearing to read "Mike Norton".

Michael Norton

TOWN OF WAREHAM ABUTTERS									
MAP 93 LOT A									
OWNER PAULA J VENTURA									
MAP & LOT	First Name	Last Name	ADDRESS	TOWN	STATE	ZIP CODE			
93-1021	THOMAS P HOGAN	KATHLEEN R HOGAN	29 CROSS RD	W WAREHAM	MA	02576			
93-90	MICHAEL F IRELAND	BRENDA L IRELAND	3 WHITE PINE AVE	W WAREHAM	MA	02576			
93-P3	LOUIS L HORSFORD	CHARLINE HORSFORD	24 CROSS RD	W WAREHAM	MA	02576			
93-89	KEVIN S MCQUADE	DARLENE MCQUADE	7 WHITE PINE AVE	W WAREHAM	MA	02576			
93-1004	MICHAEL WALKER	KATLYN TOBIN	25 CROSS RD	W WAREHAM	MA	02576			
93/C	FINNTOWN CRANBERRIES LLC		106 PERRYS LN	ROCHESTER	MA	02770			
93-86	FREDERIC C ROY JR		102 FEARING HILL RD	W WAREHAM	MA	02576			
93-P1	MICHAEL L NORTON SR	VICKI L NORTON	26 CROSS RD	W WAREHAM	MA	02576			
93-91	ESTHER A ROE	LARRY H ROE	1 WHITE PINE AVE	W WAREHAM	MA	02576			
CERTIFIED ABUTTER AS									
THEY APPEAR ON OUR TAX ROLLS									
AS OF 12/01/2020									
ASSESSORS OFFICE									
REQUESTED BY									
PAULA VENTURA									



EXISTING
POOL

EXISTING
DECK

EXISTING
DECK

BULKHEAD

BATH

OFFICE

LIVING
SPACE

ADDITION

28'

30'