

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 \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$7.13 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: 41 Wareham Lake Shore Dr LOT: 1295 MAP: 120
ZONING DISTRICT: R-130
USE REQUESTED: office only
OWNER OF LAND & BUILDING: Ann Rams TEL.# _____
ADDRESS OF OWNER: Sae
PERSON(S) WHO WILL UTILIZE PERMIT: Ann Rams
ADDRESS: Sae
DATE: 9/13/2 SIGNATURE: Ann Rams

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2021 OCT 15 AM 11:00

Town Clerk: _____ Date: _____
Tax Collector: Bryette Benoit Date: 9/15/2021
Planning/Zoning Dept.: Donna Raposo Date: _____
Application fee paid: 100.00 Check #: 3258 Receipt: _____
Advertising fee paid: 100.00 Check #: 3259 Receipt: _____
Abutters fee paid: 76.49 Check #: 3256 Receipt: _____

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: Ann Rams

Applicant's Address: 41 Wareham Lake Shore Dr. East Wareham

Telephone Number: 617-448-9093

Cell Phone Number: same

Email Address: aramsinc@gmail.com

Address of Property/Project: 41 Wareham Lake shore Dr E. Wareham

Landowner's Name: Ann Rams

Owner's Address: same

Telephone Number: same

Contact Person: same Telephone Number: _____

Map 120 Lot 95 Zone R130

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Building Commissioner

Ann Rams
41 Wareham Lake Shores Drive
Wareham, MA 02538

September 7, 2021

RE: 41 Wareham Lake Shores Drive

Map 120, Lot 95

I have reviewed your application to operate a “home office of profession or trade” out of your residence at 41 Wareham Lake Shores Drive, in Wareham, MA. Your property is located in the R-130 zoning district where home offices are not permitted as of right. You must apply for and secure a Special Permit from the Zoning Board of Appeals in order to proceed with your request.

Your application is being denied under the following sections of the Wareham Zoning By-Law:

- **Article 3, Section 330, Table of Accessory Use Regulations;** A Special Permit from the Zoning Board of Appeals is required to operate a home office in the R-130 zoning district.

Respectfully,

David Riquinha
Building Commissioner
Zoning Enforcement Officer

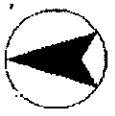
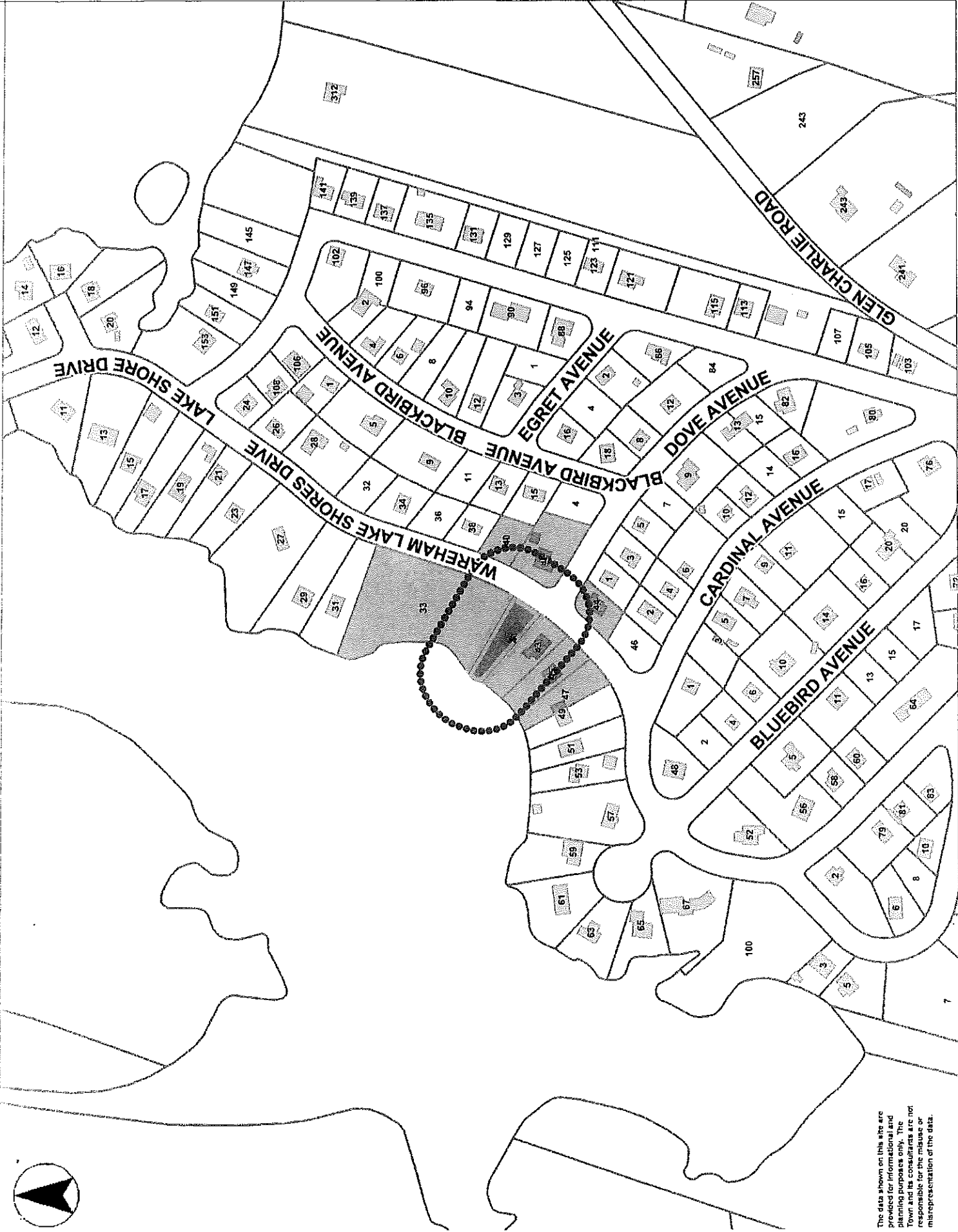
It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

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.

TOWN OF WAREHAM ABUTTERS
 MAP 120 LOT 95 300'
 OWNER JOHN & ANN C RAMS

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
120-92	KUSA RALPH M & MARILYN K TRS	KUSA MARILYN K & RALPH M TRS	23 MARJORIE RD	WILMINGTON	MA	01887
120-93	GUARNOTTA JAMES J	GUARNOTTA SHEILA	2 INGALLS RD	TYNGSBORO	MA	01879
120-94	IACOZZA ANTHONY M III	IACOZZA NICHOLAS A	43 WAREHAM LAKE SHORES DR	E WAREHAM	MA	02538
120-95	RAMS JOHN	RAMS ANN C	41 WAREHAM LAKE SHORES DR	E WAREHAM	MA	02538
120-173	CANFIELD JANET S TRUSTEE	JANET S CANFIELD REV TRUST	44 WAREHAM LAKE SHORES DR	E WAREHAM	MA	02538
120-1003	WAREHAM LAKE SHORES IMPR ASSOC	C/O YVONNE B KINSMAN	P O BOX 377	E WAREHAM	MA	02538
120-198	PORT WILLIAM E LIFE ESTATE		42 WAREHAM LAKE SHORES DR	E WAREHAM	MA	02538
120-200	BELL DOROTHY C		1216 VFW PKWY #48	W ROXBURY	MA	02132
	CERTIFIED ABUTTERS AS THEY					
	APPEAR ON OUR TAX ROLLS					
	AS OF 9/13/2021					
	<i>By: [Signature]</i>					
	ASSESSORS OFFICE					
	REQUESTED BY					
	ANN RAMS					
	617 448-9093					

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Route
- 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 and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 09/13/2021 at 05:08 PM



RECEIVED

AUG 31 2021

INSPECTIONAL SERVICES DEPT.

NO: _____

The Commonwealth of Massachusetts
Town of Wareham
Business Certificate Application

Date: 8/30/2021

In conformity with the provisions of Chapter One Hundred Ten, Section Five of the Massachusetts General Laws, as amended, the under-signed hereby declares that a business under the Title of:

Business name: Equestrian Archery

Is conducted at: 41 Wareham Lake Shore Dr. East Wareham 02538
Address of Business Town Zip

Phone # of Business: 6174489093

By the following person(s): Ann Rams
Residence and Mailing Address: 41 Wareham Lake Shore Dr.
East Wareham MA 02538

Type of Business: Teaching archery on horse back

Please check one: New Business: Renewal:

Please circle one: Do you have Zoning Board Approval? YES NO

Zoning Approval: Denied on 9-7-21

* I asked about educational exemption, and Ann Rams stated "probably not" when I asked if she
she said "its completely private and for profit" (RD) 9-7-21

BOOK 8238 PAGE 167

I, Ursula Rams,
of 41 Lakeshore Drive, East Wareham, Plymouth County, Massachusetts

do hereby convey, for consideration paid, and in full consideration of Forty Thousand (40,000.00) Dollars
grant to John Rams and Ann C. Rams, husband and wife, as tenants by the entirety

of 3 Dove Avenue, East Wareham, Plymouth County, Mass with quitclaim covenants

the land in Wareham, Plymouth County, Massachusetts, as shown on Plan entitled: "Proposed Subdivision Section 2, Wareham Lake Shores, Wareham, Mass.", dated January 21, 1959, Walter E. Rowley, Surveyor, recorded with the Plymouth County Registry of Deeds, being Lot(s) numbered ninety-five (95), as shown on said plan, being recorded with said Plymouth Deeds as plan No. 259 of 1959.

41 Lakeshore Drive, Wareham, Plymouth County, Massachusetts

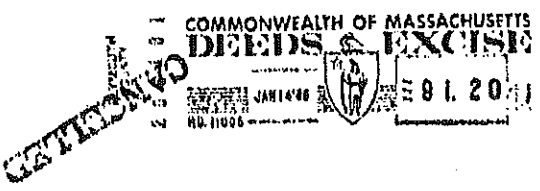
The premises are conveyed subject to the following restrictions which shall run with the land:

1. No tents, quonset huts or trailers or temporary buildings shall be placed on said land.
2. No building shall be erected or placed on said premises until plans, specifications and plot plans therefor have been approved in writing by Grantor, its successors, designees or assigns. No building shall be located nearer than 25 feet to the front lot line nor nearer than 15 feet to any side line.
3. No building (garage may be attached or detached) shall be constructed or erected on the premises other than a one-family dwelling, which shall be shingled, stained or painted with two coats of paint and shall be for private use only.
4. No livestock, animal or poultry shall be kept or maintained on the premises except household pets.
5. The Lots hereby conveyed shall be used for residential purposes only.
6. No signs for business advertising purposes shall be erected or placed on the premises.
7. All structures shall be built upon a masonry foundation.
8. Sewage from all buildings erected on the premises shall be provided for by the owners or occupants by installing a septic tank or cesspool which shall at all times be maintained in a proper sanitary condition. No privy vaults shall be maintained on said premises.

The Grantor, for itself, its successors and assigns, hereby reserves the right to erect and lay or cause or permit to be erected, laid, maintained, removed or repaired in all roads, streets, avenues or ways on which said above described land abuts, electric light, telephone and telegraph poles and wires; water, sewer and gas pipes and conduits; catch basins, surface drains and such other customary or usual appurtenances as may from time to time in the opinion of the Grantor or any public utility company, water company or municipality be deemed necessary or useful in connection with the beneficial use of said roads, streets, avenues and ways as shown on the hereinbefore referred to Plan or any other Plan(s) of Wareham Lake Shores, and only in and on said land hereinbefore described when necessary to effectuate any of the foregoing purposes; and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby, against the Grantor or any public utility company or municipality or any of its agents or servants are hereby waived by the Grantee and successors in title.

Together with the benefit of the right to use the ways shown on said plan and other plans of Wareham Lake Shores as access to the premises, and any and all beaches shown on said plans in common with others lawfully entitled thereto.

For my title see deed of Resort Cottages, Inc. to Leonard Rams and Ursula Rams, dated September 28, 1960 and recorded at the Plymouth County Registry of Deeds in Book 2809, Page 425, and see Plymouth County Probate Docket No. 124,643.



(*Individual — Joint Tenants — Tenants in Common.)

Witness hand and seal this 13th. day of January 1988

Ureula Rana
URSULA RANA

The Commonwealth of Massachusetts

Plymouth ss. January 13 1988

Then personally appeared the above named Ureula Rana

and acknowledged the foregoing instrument to be her free act and deed before me

Leonard M. Bello
Leonard M. Bello, Notary Public

My commission expires December 1988



REC'D JAN 14 1988 AT 8-26 AM AND RECORDED