

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

*Planning
Office
copy*

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 \$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: #81 Eleventh St. LOT: 447-B MAP: 1
 ZONING DISTRICT: OVR
 USE REQUESTED: Single family
 OWNER OF LAND & BUILDING: 9 Tyler Ave Rte 1A TEL.# 774-263-3184
 ADDRESS OF OWNER: 9 Tyler Ave Wareham, MA.
 PERSON(S) WHO WILL UTILIZE PERMIT: Same as owner
 ADDRESS: 9 Tyler Ave Wareham, MA.
 DATE: _____ SIGNATURE: _____

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2021 NOV 3 PM 1:25

Town Clerk: _____ Date: _____
 Tax Collector: Kathy King Date: 9/9/21
 Planning/Zoning Dept.: Diana Raposo Date: 11/3/2021
 Application fee paid: 300. Check #: 2339 Receipt: _____
 Advertising fee paid: 100. Check #: 2340 Receipt: _____
 Abutters fee paid: 139.35 Check #: 2338 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: William Bachant

Applicant's Address: 9 Tyler Ave Wareham, MA

Telephone Number: 877-383-6663

Cell Phone Number: 774-263-3134

Email Address: billbachant@comcast.net

Address of Property/Project: 81 Eleventh Street

Landowner's Name: 9 Tyler Ave Realty Trust / William Bachant Trustee

Owner's Address: 9 Tyler Ave Wareham, MA

Telephone Number: 774-263-3134

Contact Person: William Bachant Telephone Number: _____

Map 1 Lot 445 Zone _____

Date Approved _____ Date Denied _____

Comments: _____

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 1 LOT 445 300'						
OWNER WILLIAM BACHANT						
1-770	ANDRADE WILLIAM P TRUSTEE	ANDRADE LIVING TRUST	PO BOX 255	ONSET	MA	02558
1-776/A	STROTHERS JULIETTE COSTA LIFE EST		PO BOX 892	ONSET	MA	02558
1-783	LEARY EDWARD & KATHLEEN M		PO BOX 649	ONSET	MA	02558-0649
1-784	KELLY THOMAS E		337 CABOT ST	NEWTON	MA	02460
1-464	INTERNATIONAL CHURCH OF THE	FOURSQUARE GOSPEL	PO BOX 107	ONSET	MA	02558
1-462	CHASE TIMOTHY W		PO BOX 574	ONSET	MA	02558
1-444	COLBERT MARCIA L		PO BOX 856	ONSET	MA	02558
1-445	BACHANT WILLIAM 9 TYLER AVE REALTY TRUST	C/O KABRIEL ELIZABETH	PO BOX 1192	ONSET	MA	02558
1-442	LIMA PAUL J SR	LIMA ARLENE M	PO BOX 727	ONSET	MA	02558
1-461	WOODLEY DONNA		37 EVELYN ST	MATTAPAN	MA	02126
1-441	CARVAHLO MARGARET		60 TWELFTH ST	ONSET	MA	02558
1-448	MOORE REBECCA		PO BOX 238	SANDWICH	MA	02563
1-460	CAMMARANO DOMINIC A JR	CAMMARANO GAIL A	PO BOX 910	ONSET	MA	02558
1-439/B	THIBEAULT NORMAN E	THIBEAULT PATRICIA E	BOX 1242	ONSET	MA	02558
1-450	MIGUEL NATALIA	MIGUEL MANUEL	25 GERISH RD	ROCHESTER	MA	02770
1-438	GOMES EUGENIA		4701 VIGNETTE WAY	SARASOTA	FL	34240
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/3/2021						
<i>W. Renee Atkins</i>						
ASSESSORS OFFICE						
REQUESTED BY						
WILLIAM BACHANT						
774 263-3134						
BILLBACHANTBUILDERS@COMCAST.NET						

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
BACHANT WILLIAM P TRUSTEE 9 TYLER AVENUE REALTY TRUST C/O KABRIEL ELIZABETH PO BOX 1192		1 Level	2 Public Water 3 Public Sewer 4 Gas	1 Paved	2 Suburban	Description	Assessed
ONSET	MA 02558	Total Ac 0.22	SUPPLEMENTAL DATA		Plan # 446 Assoc. Parcels 447	RES BLDG RES LAND RES OTHER	126,800 73,700 500
GIS ID M_269692_833276		District S.C.E. 21	Alt Prcl ID		Assoc Pid#	Code	Assessed
						1010	104,100
						1010	73,700
						1010	500
						Total	201,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
BACHANT WILLIAM P TRUSTEE	52998	0230	06-30-2020	U	I	109,900	1L
US BANK NATIONAL ASSOC	52574	0057	04-06-2020	U	I	80,552	1L
MONTEIRO KENNETH P	35721	0322	03-13-2008	Q	I	205,000	UNK
BARROS DONNA MARIE HAGOPIAN	14603	0178	08-22-1996	Q	I	54,500	00
MONTEIRO ANNA R	1930	0301	07-16-1946	Q	I	1	UNK
Total						183,000	Total

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount	Comm Int
Nbhd	0030		Tracing			
<p>APPRaised VALUE SUMMARY</p> <p>Appraised Bldg. Value (Card) 126,800</p> <p>Appraised Xf (B) Value (Bldg) 0</p> <p>Appraised Ob (B) Value (Bldg) 500</p> <p>Appraised Land Value (Bldg) 73,700</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 201,000</p> <p>Valuation Method C</p>						

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	BP20-201	10,000		0		SIDING, 9 WNDWS, ROOF
Issue Date	07-15-2020					
Type	SD					
Description	Siding					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result
Permit Id	BP20-201	08-24-2016	RY			01	Measured & Notice
		05-27-2014	SB			50	Vision Review
		09-01-2004	JR			01	Measured & Notice
		06-28-1995	RF			00	Measur+Listed
Total Appraised Parcel Value		201,000					

LAND LINE VALUATION SECTION																			
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A. AcreD	C.Fact	St.Idx	Adj.	Notes	Special Pricing	S, AdjF	Adj Unit	Land Value	
1	1010	SINGLE FAMILY	OVR	2	0	0	9,600	SF	8.08	1.00000	5	1.000	1.00	0030	0.95				73,700
Total Card Land Units												0.22	AC	Parcel Total Land Area 0.22		Total Land Value		73,700	



CERTIFIED ABUTTERS LIST REQUEST

Date: 9/10/01

LOCUS: Map 1 Lot 4/45 Unit _____

Property Address: 81 Eleventh Street / Ramp St

Board or Office For: Zoning Board

Subdivision/Reason for Project: _____

Owner's Name(s) & Address: 9 Tyler Ave Realty

cb Bill Bachant, Trustee

Applicant Name & Address: 9 Tyler Ave
(if different from Owner)

Wareham, MA

CONTACT NAME & PHONE #: William Bachant / 774-263-3134

*Selectman's Office, Zoning Board and Planning Board require a certified abutter's list of all abutters within 300' in all directions including across the street. If it is for a Liquor License, all schools and churches within 500' will be included on the list.

*Planning Board also requires a Form E to be included with the submission of the list.

*Road Completion will include every parcel that abuts the roadway (locus lots) and every direct abutter to those lots (non-locus lots). The locus and non-locus lots will be listed on separate pages.

FEES: The Abutters list fee is \$25.00 for the first page or the first 13 abutters and then \$2.00 for each additional abutter on the remaining pages. The first \$25.00 is due with the submission of the request.

NO REFUNDS: Once the abutter's list request is submitted and completed by this office, absolutely no refunds will be given.

THE CERTIFICATION MAY TAKE UP TO 10 WORKING DAYS: The Contact Person will be notified once the certified abutter's list is complete.



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L. Riquinha
Building Commissioner

William Bachant
9 Tyler Ave
Wareham, MA 02538

August 24, 2021

RE: 81 Eleventh Street

Map 1, Lot 445-B, & 447-B

I have reviewed your proposal to create two new lots at 81 Eleventh Street, in Onset, MA. The proposed parcels are not in compliance with current zoning requirements and must be denied at this time.

You have submitted a proposal to create two nonconforming parcels, from one conforming building lot. This is an action that may be permissible, pursuant to "M.G.L. Chapter 81-L, Existing Buildings Exemption"; however, the creation of new nonconforming lots requires relief from the Zoning Board of Appeals. You must apply for and secure a Variance 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 6, Table 622, Village Districts:** New lots in the OV-2 zoning district are required to have 10,000 square feet of land area, and 50' of frontage.
- **Article 14 Section 1470, Variances:** Any proposed change that is not in compliance with the requirements of the Wareham zoning by-law will require a Variance from the Zoning Board of Appeals.

You must bring this letter to the Zoning Board office and apply for a hearing where you will request the necessary relief as mentioned above. If you are successful, you will be required to wait 20 days for the statutory appeal period to lapse; you will then need to record the ZBA

decision with the Plymouth County Registry of Deeds; then apply for a new building permit to construct the addition and perform the work in accordance with the zoning approval. The existing permit application has been denied and will not be reopened to perform the requested work.

The subject dwelling is located in OV-2 zoning district.

Respectfully,



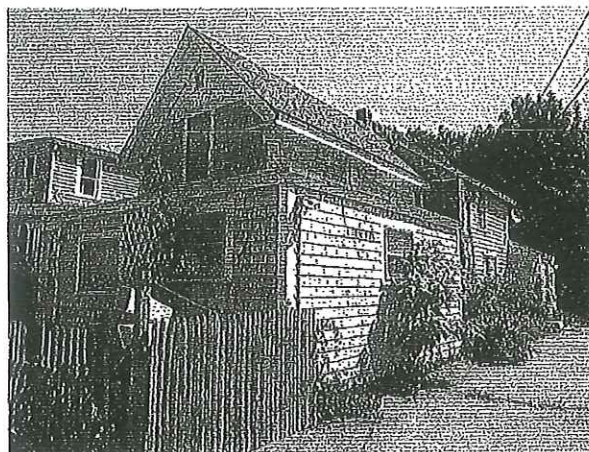
David Riquinha
Building Commissioner
Zoning Enforcement Officer

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.

Building Percent Good: 60
 Replacement Cost
 Less Depreciation: \$108,800

Building Photo



(http://images.vgsi.com/photos2/WarehamMAPhotos/A00\03\24\30.jpg)

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Below Ave
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Linoleum
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	
Finlsh Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndln	
Basement	

Building Layout



(http://images.vgsi.com/photos2/WarehamMAPhotos/Sketches/392_392.jr)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	867	867
TQS	3/4 Story Fin	488	342
FEP	Enclosed Porch	64	0
UBM	Basement Unfin	804	0
		2,223	1,209

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description SINGLE FAMILY
 Zone OVR
 Neighborhood 0030
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.22
 Frontage 0
 Depth 0
 Assessed Value \$73,700
 Appraised Value \$73,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED/FRAME			356.00 S.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$109,300	\$73,700	\$183,000
2020	\$104,600	\$73,700	\$178,300
2019	\$100,100	\$59,400	\$159,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$109,300	\$73,700	\$183,000
2020	\$104,600	\$73,700	\$178,300
2019	\$100,100	\$59,400	\$159,500

TOWN OF WAREHAM

54 MARION RD
WAREHAM MA 02571

COLLECTOR OF TAXES John D. Foster

Your preliminary tax for the fiscal year beginning 7/1/2021 and ending 6/30/2022 on the Real Estate described below is as follows: (See reverse side for Important Information)

Fiscal Year
2022

REAL ESTATE PRELIMINARY TAX BILL

Mail Date: 6/30/2021		Account No.: 4789	
TAX RATE PER \$1000		Total Tax & Assessments	\$2,387.34
Residential	Open Space Commercial	Tax	\$1,946.31
Industrial	WFD OFD	CPA	\$41.65
TAX VALUES		Wareham Fire	\$399.38
This is your preliminary tax bill. Please note that no tax rates, valuations or assessments appear on this bill.			
1st Qtr Due by 8/2/2021		\$1,193.68	
2nd Qtr Due by 11/1/2021		\$1,193.66	

PROPERTY IDENTIFICATION			
Parcel ID	15-1029A	Class	1
Book/Page	27797/0309	Area	16821 Sq Ft
Location	9 TYLER AVE	Deed Date	03/25/2004
Assessed Owner(s) BACHANT WILLIAM P			

RE BACHANT WILLIAM P
9 TYLER AVE
E WAREHAM, MA 02538

1

Assessments

Town of Wareham
Board of Assessors
54 Marion Rd.
Wareham, MA 02571
(508) 291-3160

Office Hours

Mon, Wed, Thur 8:15am - 6:00pm
Tues 8:15am - 6:30pm
CLOSED FRIDAY

This Form Approved by the
Commissioner of Revenue

Payments

Town Of Wareham
Office Of Town Collector
P.O. Box 578
Medford, MA 02155-0008
(508) 291-3160

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until the payment is made.

2nd Quarter - Payment Stub

Please return this section of the Bill with payment by 11/1/2021

TOWN OF WAREHAM

FY 2022 2nd Quarter PRELIMINARY Real Estate

Location 9 TYLER AVE
Parcel ID 15-1029A

MAKE CHECK PAYABLE TO: TOWN OF WAREHAM
AND MAIL TO:

RE TOWN OF WAREHAM
OFFICE OF TOWN COLLECTOR
P.O. BOX 578
MEDFORD, MA 02155-0006

Bill Mailed To:
BACHANT WILLIAM P
9 TYLER AVE
E WAREHAM, MA 02538

Mail Date: 6/30/2021

Due Date: 11/1/2021

Account No.: 4789

Parcel ID: 15-1029A

Pay online at www.wareham.ma.us
Pay by phone 1 (508) 381-5455
Office hours may change in accordance with
safety guidelines

Amount Due 11/1/2021 \$1,193.66

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until the payment is made.
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

01 22 299533 0000119366 110121 00001193669

1st Quarter - Payment Stub

Please return this section of the Bill with payment by 8/2/2021

TOWN OF WAREHAM

FY 2022 1st Quarter PRELIMINARY Real Estate

Location 9 TYLER AVE
Parcel ID 15-1029A

MAKE CHECK PAYABLE TO: TOWN OF WAREHAM
AND MAIL TO:

RE TOWN OF WAREHAM
OFFICE OF TOWN COLLECTOR
P.O. BOX 578
MEDFORD, MA 02155-0006

Bill Mailed To:
BACHANT WILLIAM P
9 TYLER AVE
E WAREHAM, MA 02538

Mail Date: 6/30/2021

Due Date: 8/2/2021

Account No.: 4789

Parcel ID: 15-1029A

Pay online at www.wareham.ma.us
Pay by phone 1 (508) 381-5455
Office hours may change in accordance with
safety guidelines

Amount Due 8/2/2021 \$1,193.68

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until the payment is made.
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

01 22 299533 0000119368 080221 00001193685



Bill Cart	
Items In Cart:	0
Subtotal:	\$ 0.00

Select a bill type on the left and enter the requested information below to find your bill:
 Bills are not available for payment until their mailing date. Convenience Fees: eCheck is FREE, Credit&Debit is 2.95% min \$1.00

Real Estate in Wareham, MA

Bill Year Enter the bill number -or- owner first & last name -or- street location -or- parcel number:

[Then click here to search.](#)

Search results for Real Estate in Wareham, MA

YEAR	NUMBER	NAME / DESCRIPTION	AMOUNT TO PAY*
2022	299533	BACHANT WILLIAM P 15-1029A 9 TYLER AVE Click here to view your bill.	<input checked="" type="radio"/> Due 08/02/2021: \$ 0.00 <input type="radio"/> Full Balance: \$ 1,193.66 <input type="radio"/> Other: \$

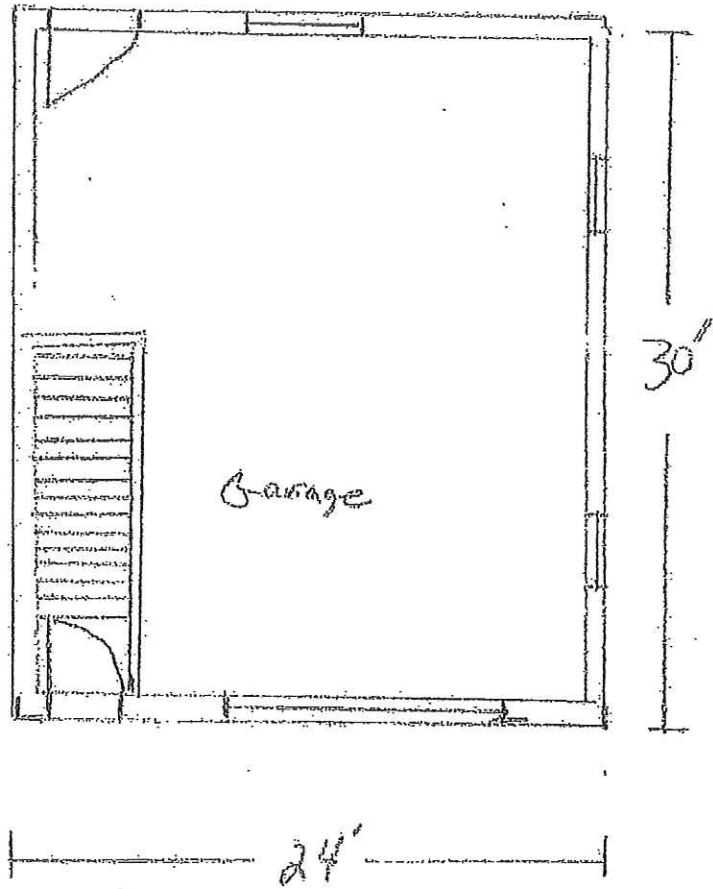
[Add To Cart](#)

* The DUE and BALANCE amounts may include additional interest and late fees.
 All payments made after 10:00 PM EST will be credited the next business day.
 After 10:00 PM EST, interest on past due bills is calculated to the next business day.



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 For questions or comments, please email: ePay@CityHallSystems.com
 For help, Monday-Friday 8:30AM-5PM ET, please call 508-381-5455.

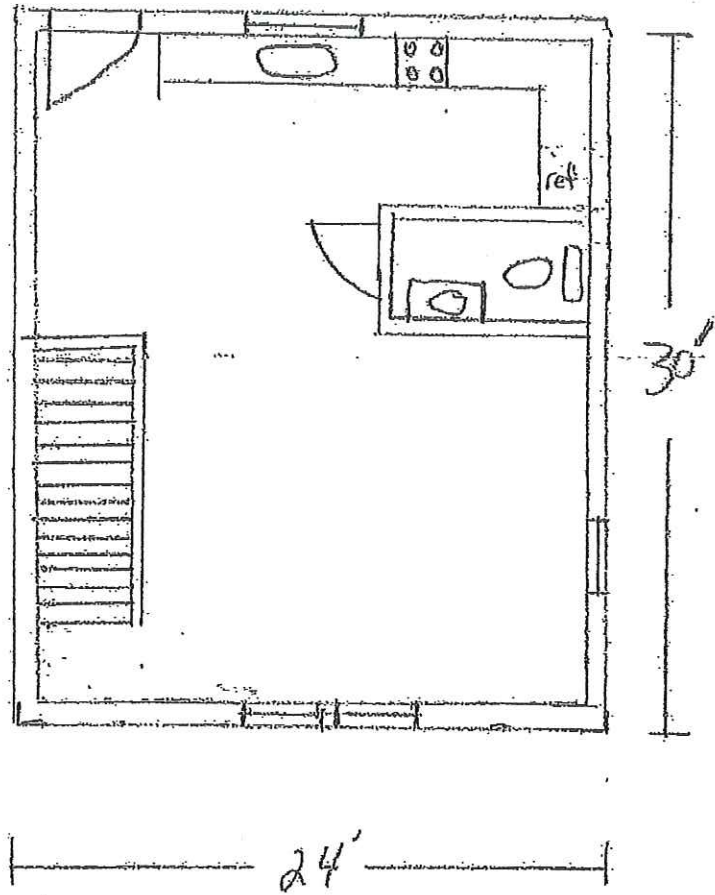
[Terms & Conditions of Use](#)
[Security & Privacy](#)



1st floor

11th St.

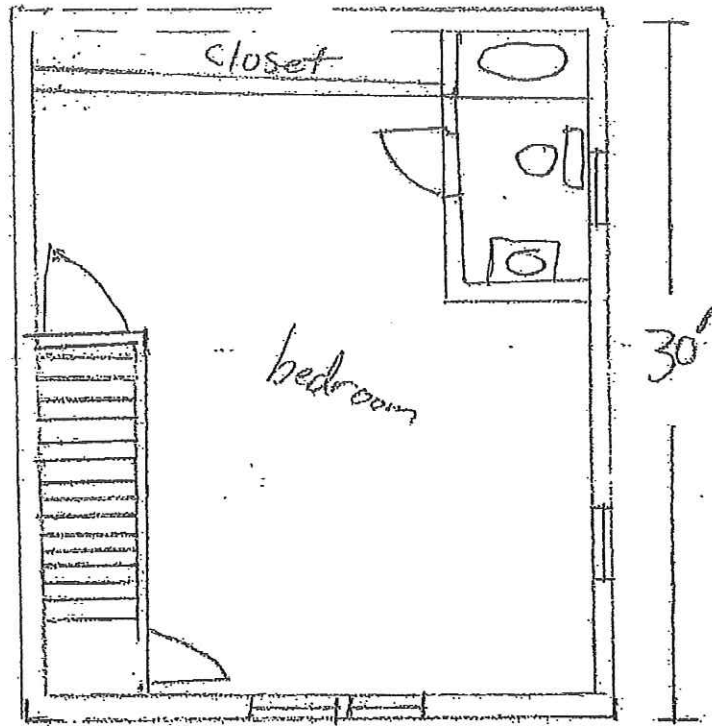
Bachant Builders Inc.
11th St
Onset MA
Scale $\frac{1}{8}'' = 10'$ 9/10/20



2nd floor

11th St.

Bachant Builders Inc
11th St
Onset MA
Scale: $\frac{1}{8}'' = 1'0''$ approx.

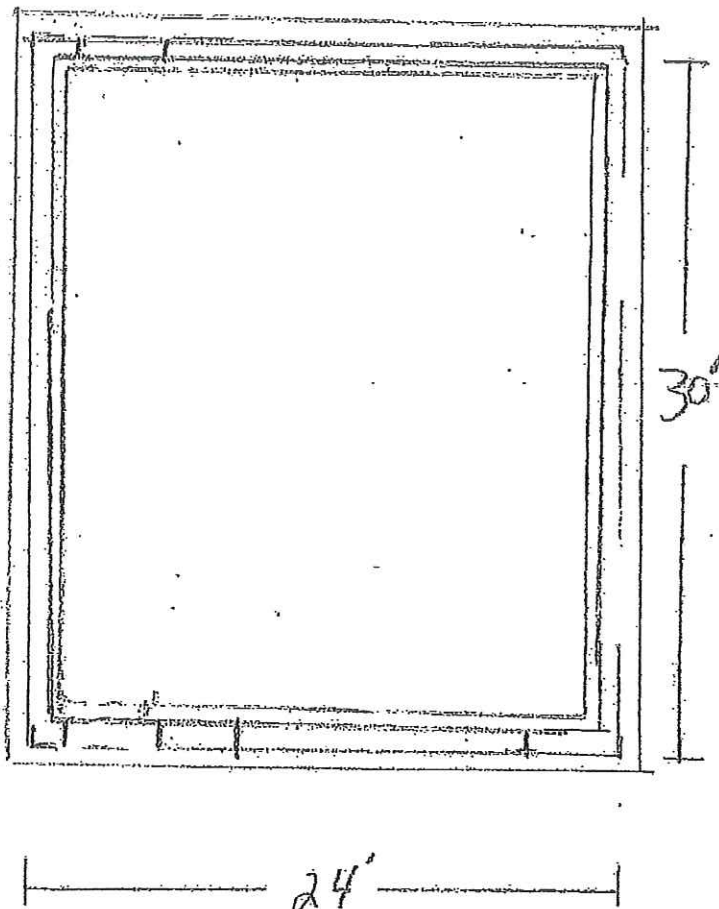


24'

3rd floor

11th St.

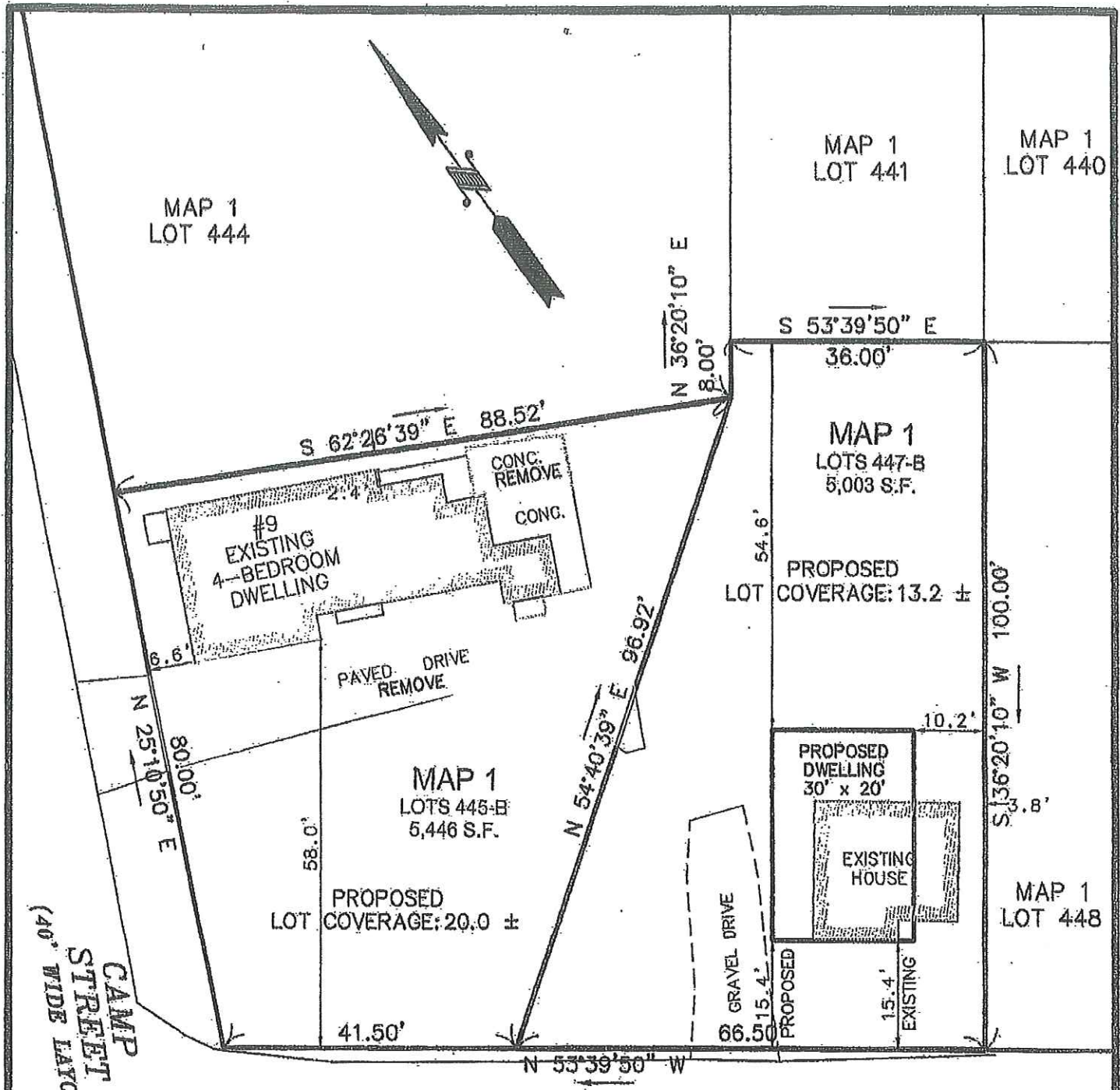
Bachant Builders J
11th St.
Onset MA
Scale 1/8" = 1'0" a/h



foundation plan

11th St.

Bachant Builders Inc
11th St
Onset MA
scale. $\frac{1}{8}'' = 10'$ @ 1/16



CAMP STREET
(40' WIDE LAYOUT)

ELEVENTH STREET
(25' WIDE LAYOUT)

CERTIFIED PLOT PLAN

9 CAMP STREET