

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 \$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: 27 Standish Ave MAP: 121 LOT: 1576

ZONING DISTRICT: R130

USE REQUESTED: Home Office - remote consulting - no clients on property

OWNER OF LAND & BUILDING: Richard Flory TEL: _____

ADDRESS OF OWNER: 27 Standish Ave

PERSON(S) WHO WILL UTILIZE PERMIT: Lara Smith Flory

ADDRESS: 27 Standish Ave

DATE: 1-31-22 SIGNATURE: Lara R. Smith Flory

This application was received on the date stamped here:

Town Clerk: _____ Date: _____

Tax Collector: Bonnette Benoit Date: 2-1-2022

Planning/Zoning Dept.: Lawson Shihun Date: 2/3/22

Application fee paid: 300.00 Check #: 328 Receipt: _____

Advertising fee paid: 100.00 Check #: 329 Receipt: _____

Abutters fee paid: 92.19 Check #: 331 Receipt: _____

WAREHAM TOWN CLERK
2022 FEB 3 PM 12:45

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: Lara Smith Flory

Applicant's Address: 27 Standish Ave

Telephone Number: _____

Cell Phone Number: _____

Email Address: _____

Address of Property/Project: 27 Standish Ave

Landowner's Name: Richard Flory

Owner's Address: 27 Standish Ave

Telephone Number: _____

Contact Person: Lara Flory Telephone Number: _____

Map 121 Lot 1576 Zone R130

Date Approved _____ Date Denied _____

Comments: _____

NO:

COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAREHAM
BUSINESS CERTIFICATE

\$50.00 FEE

Date: 11-3-21

IN CONFORMITY WITH THE PROVISIONS OF CHAPTER ONE HUNDRED AND TEN, SECTION FIVE OF THE GENERAL LAWS, AS AMENDED, THE UNDER-SIGNED HEREBY DECLARE(S) THAT A BUSINESS UNDER THE TITLE

OF: Custom Data Strategies

IS CONDUCTED AT: 27 Standish Ave.

TOWN: East Wareham
ZIP: 02538

BUSINESS TELEPHONE #: _____
HOME #: _____

BY THE FOLLOWING NAMED PERSON(S):

Lara Smith Flory

RESIDENCE AND MAILING ADDRESS:

27 Standish Ave.
East Wareham, MA 02538

Lara Smith Flory
SIGNATURE:

SIGNATURE:

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, S.S.

Date: 2019

PERSONALLY APPEARED BEFORE ME THE ABOVE-NAMED:

AND MADE OATH THAT THE FOREGOING STATEMENT IS TRUE.

Notary Signature _____

Clerk Signature _____

NOTARY SEAL

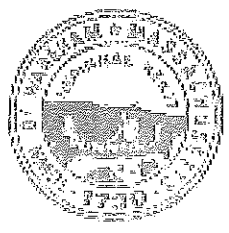
TOWN CLERK SEAL

A CERTIFICATE ISSUED IN ACCORDANCE WITH THIS SECTION SHALL BE IN FORCE AND EFFECT FOR (4) FOUR YEARS FROM THE DATE OF ISSUE AND SHALL BE RENEWED EACH (4) FOUR YEARS THEREAFTER, SO LONG AS SUCH BUSINESS SHALL BE CONDUCTED AND SHALL LAPSE AND BE VOID UNLESS SO RENEWED. BUSINESS CERTIFICATE EXPIRES ON:

(EXPIRATION DATE)

R130

WAREHAM INSPECTIONAL SUC
RCUD 2021 NOV 8 PM 12:26



NO: _____

The Commonwealth of Massachusetts
Town of Wareham
Business Certificate Application

Date: 11-3-21

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: Custom Data Strategies

Is conducted at: 27 Standish Ave East Wareham MA 02538
Address of Business Town Zip

Phone # of Business: _____

By the following person(s): Home (primary)
Lara Smith Flory

Residence and Mailing Address:

27 Standish Ave
East Wareham, MA 02538

Type of Business: Consulting

Please check one: New Business: Renewal:

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

Zoning Approval: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

Custom Data Strategies
c/o Lara Smith Flory
27 Standish Ave
East Wareham, MA 02538

November 4, 2021

RE: 27 Standish Ave/ Home Occupation

Map #121, Lot #1576

I have reviewed your application for a Home Occupation located at 27 Standish Ave East Wareham, MA. Your home is located in the R130 Zoning District and the Use known as a "Home Occupation" requires a Special Permit under the Wareham Zoning By-law.

Your application for a Home Occupation in the R130 Zoning district is being denied under the following sections of the Wareham Zoning By-Law:

- **Article 3, Section 320, Table of Principal Use Regulations**, Home Occupations are not permitted in the R130 Zoning district as a matter of right, therefore this Use requires a Special Permit.
- **Article 14, Section 1460, Use Variances**, "The Board of Appeals is specifically empowered to grant variances from the restrictions imposed by this By-law as to Use".

The subject location is located in R130 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.

Lara Smith Flory
27 Standish Ave
East Wareham, MA 02538
January 31, 2022

Town of Wareham
Zoning Board of Appeals
Multi Service Center
48 Marion Road
Wareham, MA 02572

Attn. Zoning Board of Appeals:

I am writing to request a Special Permit to allow for a home office at 27 Standish Avenue in East Wareham, R130 Zoning district. The Special Permit will allow me to create a DBA for a freelance consulting business. The business will consist of consulting with organizations to help with their data and reporting needs.

All work will be done remote on the computer with no business-related client traffic on the property or through the neighborhood. Our current internet service provider is Verizon Fios, and the work is not of a nature that would slow internet speeds in the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Lara Smith Flory".

Lara Smith Flory



2012 00695327

Bk: 589 Pg: 120 Cert: 117920
Doc: DEED 08/24/2012 09:03 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

I, **Gerard E Flory** of 27 Standish Avenue, East Wareham, Plymouth County, Commonwealth of Massachusetts, for consideration paid, and in full consideration of **One (\$1.00) DOLLAR**,

Grant to **Richard Flory**, of 27 Standish Avenue, East Wareham, MA

WITH QUITCLAIM COVENANTS

the land in East Wareham, Plymouth County, Massachusetts, containing 12,370 square feet of land being lots 1576, 1577, 1578 and 1579 Standish Avenue on Sheet 6 of subdivision plan 8702B, drawn by Frederic O. Smith, Surveyor, dated June 15, 1926, and filed with Certificate of Title No. 2383.

Subject to easements and restrictions of record as set forth in Certificate of Title No. 49942, in so far as the same are in force and applicable.

For grantor's title see Certificate of Title 53355, recorded with Plymouth County Registry of Deeds.

The title for this property has NOT been researched and is NOT being certified pursuant to this transfer.

WITNESS my hand and seal this 20th day of August, 2012.

Gerard E Flory
Gerard E Flory

Locus: 27 Standish Avenue, East Wareham, MA 02538

Return to:
Tim McNamara, Esq.
128 Route 6A/Box 1196
Sandwich, MA 02563

LOCATION 27
Standish Ave
SHEET 121
LOT 1576 thru 1579
AREA 12,370 SF
STAMPS N/S.
REMARKS _____

TOWN OF WAREHAM
 ABUTTERS LIST
 MAP 121 LOT 1576
 27 STANDISH AVE
 FLORY RICHARD

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_hookpage	abutters_location
121-1441	TARRANT EDWARD T	TARRANT DONNA M	14 STANDISH AVE	RFD1 E WAREHAM MA	WAREHAM MA	MA	02538	251/ 92	14 STANDISH AVE
121-1444	NANIA FRANK J	NANIA RENF MARIE	20 STANDISH AVE	E WAREHAM	WAREHAM MA	MA	02538	402/ 105	20 STANDISH AVE
121-1447	RYAN ROBERT M II	PRICE CHARLENE L	30 STANDISH AVE	E WAREHAM	WAREHAM MA	MA	02538	615/ 39	30 STANDISH AVE
121-1450	PRICE JOHN W JR		32 STANDISH AVE	E WAREHAM	WAREHAM MA	MA	02538	284/ 92	32 STANDISH AVE
121-1570	STINEHAM ROLAND S		17 STANDISH AVE	E WAREHAM	WAREHAM MA	MA	02538	398/ 15	17 STANDISH AVE
121-1573	CLARKE KARL RICHARD	DECOIA DOMINIQUE SARAH	21 STANDISH AVE	E WAREHAM	WAREHAM MA	MA	02538	649/ 175	21 STANDISH AVE
121-1580	HUGHES PATRICK W	HUGHES APRIL L	41 STANDISH AVE	E WAREHAM	WAREHAM MA	MA	02538	636/ 1	41 STANDISH AVE
128-1002/8	BARTLETT POND VILLAGE LLC		270 COMMUNICATION WAY UNIT 78	HYANNIS	WAREHAM MA	MA	02601	41696/ 256	60 PARKER RD
128-1002/D3	COMMONWEALTH OF MASS	DEPARTMENT OF FISH AND GAME	251 CAUSEWAY ST SUITE 400	BOSTON	WAREHAM MA	MA	02114	38652/ 314	O ARARAD DR

CERTIFIED LIST OF ABUTTERS AS
 THEY APPEAR ON OUR TAX ROLLS
 AS OF 11-31-2021

R E M
 assessors office