

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 \$6.90 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: 52 NANUMETT ST. BUZZARDS BAY LOT: 11 MAP: 3  
 ZONING DISTRICT: MR 30  
 USE REQUESTED: \_\_\_\_\_  
 OWNER OF LAND & BUILDING: EDWARD PIMENTAL <sup>KATHALEEN</sup> TEL.# 508-844-2896  
 ADDRESS OF OWNER: 52 NANUMETT ST. BUZZARDS BAY, MA. 02530  
 PERSON(S) WHO WILL UTILIZE PERMIT: EDWARD PIMENTAL  
 ADDRESS: 52 NANUMETT ST. BUZZARDS BAY, MA 02532  
 DATE: 6/6/2022 SIGNATURE: [Signature]  
This application was received on the date stamped here:

APR 21 10 51 AM '22  
TOWN OF WAREHAM

Town Clerk:	_____	Date:	_____
Tax Collector:	<u>Barby King</u>	Date:	<u>6/17/22</u>
Planning/Zoning Dept.:	<u>Tommy Raposo</u>	Date:	<u>6/17/22</u>
Application fee paid:	<u>300.00</u>	Check #:	<u>332</u>
Advertising fee paid:	<u>100.00</u>	Check #:	<u>333</u>
Abutters fee paid:	<u>107.91</u>	Check #:	<u>334</u>

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: EDWARD Pimental

Applicant's Address: 52 NANUMETT ST. BUZZARDS BAY, MA. 02532

Telephone Number: 508-223-7329

Cell Phone Number: 508-844-3896

Email Address: RUDYKINS@COMCAST.NET

Address of Property/Project: 52 NANUMETT ST. BUZZARDS BAY, MA.

Landowner's Name: EDWARD <sup>KATHALEEN</sup> PIMENTAL

Owner's Address: 52 NANUMETT ST. BUZZARDS BAY, MA. 02532

Telephone Number: 508-844-3896

Contact Person: EDWARD PIMENTAL Telephone Number: 508-844-3896

Map 3 Lot 11 Zone MR 30

Date Approved \_\_\_\_\_ Date Denied 6/2/2022

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul E. Turner  
Director of Inspectional Services

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Mr. Edward Pimental  
52 Nanumett Street  
Wareham Massachusetts, 02571

June 2, 2022

**RE:** 52 Nanumett Street

Map 3, Lot 11

I have reviewed your proposal to construct an attached residential garage on Map 3, Lot 11. At this time, I must deny your request.

Your proposed side/rear setbacks for the garage are encroaching the required setbacks and the total building coverage is approximately 36%. Therefore a Variance must be secured in order to proceed with your request.

Your proposal is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 621, Residential Districts, Minimum Side/Rear Setback.**
- **Article 16, Table 621, Residential Districts, Maximum Building Coverage.**

The subject dwelling is located in the MR-30 zoning district.

Respectfully,

Paul E. Turner  
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.

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 3 LOT 11 300'						
OWNER KATHLEEN E & EDWARD G PIMENTAL SR						
3-108	OUTCHCUNIS NIKOLAS	OUTCHCUNIS JOANNE	27 BAY ST	BUZZARDS BAY	MA	02532
3-88	YEAMAN PAUL A JR ET ALS TRUSTEES	YEAMAN FAMILY IRREV TRUST	28 BAY ST	BUZZARDS BAY	MA	02532
3/A-4-67/B	FLANDERS LOUISE A LIFE ESTATE		50 NANUMETT ST	BUZZARDS BAY	MA	02532
3-87	NICCOLI ANN E TRUSTEE	ANN E NICCOLI TRUST	15 LEDGEWOOD DR	BRIDGEWATER	MA	02324
3-81	NEEDHAM JOHN J JR	GOES MARY K	31 MONROE ST	BUZZARDS BAY	MA	02532
3-11	PIMENTAL KATHLEEN E	PIMENTAL EDWARD G SR	52 NANUMETT ST	BUZZARDS BAY	MA	02532
3-80	WYATT GLENN D	WYATT MARJORIE C	P O BOX 1584	ONSET	MA	02558
3-22	NADEAU JOSEPH J		54 NANUMETT ST	BUZZARDS BAY	MA	02532
3-21	CARCHIO EUDOXIA LIFE ESTATE	C/O DAVID CARCHIO	180 MILLVILLE RD	MENDON	MA	01756
3-9	ONSET ISLAND GARAGE ASSOC	C/O SARAH RICHARDS	787 LAGRANGE ST	W ROXBURY	MA	02132
3-16	BUSHNELL ROBERT MOORE	BUSHNELL ELLEN WYNN	11 MONROE ST	BUZZARDS BAY	MA	02532
3-5	ANDERSEN LESLIE ALS RE	C/O PAUL ROEBER	15 WHITE HILL RD	CUMBERLAND	RI	02864
CERTIFIED ABUTTERS AS THEY APPEAR						
ON OUR TAX ROLLS AS OF 6/6/2022						
<i>G. Pimental</i>						
ASSESSORS OFFICE						
REQUESTED BY						
EDWARD PIMENTAL						
508 813-8327						
RUDYKINS@COMCAST.NET						

Doc#: 00039383  
Bk: 39951 Pg: 346 Page: 1 of 2  
Recorded: 05/20/2011 02:22 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 05/20/2011 02:22 PM  
Ctrl# 049414 20354 Doc# Plymouth County R  
Fee: \$1,026.00 Cons: \$225,000.00  
\*\*\*\*\*

**QUITCLAIM DEED**

We, George A. Driscoll and Marjorie F. Driscoll, husband and wife, as Trustees of the 52 Nanumett Street Realty Trust, u/d/t dated September 6, 2005, recorded in Plymouth County Registry of Deeds in Book 31377, Page 300

For Consideration Paid Of TWO HUNDRED TWENTY FIVE THOUSAND (\$225,000.00) DOLLARS

Grant To Kathleen E. Pimental and Edward G. Pimental, Sr., husband and wife as tenants by the entirety

Of 120 C Prospect Hill, Taunton, MA 02780

with Quitclaim Covenants

A certain parcel of land, with the buildings thereon, situated in that part of Wareham, Plymouth County, Massachusetts, known as Nanumett Heights as shown on "Plan of Land in Nanumett Heights Wareham, Mass. Surveyed for Harry Chesley, February 1957, Scale 1" = 20', Arthur C. Thompson, Surveyor, Marion, Mass." Recorded with Plymouth County Registry of Deeds Book 2566, Page 483.

Containing 5,045 square feet more or less.

Being the same premises conveyed by deed dated September 7, 2005 and recorded with Plymouth County Registry of Deeds in Book 31377 Page 300-301.

**KNOW ALL MEN BY THESE PRESENTS THAT WE hereby acknowledge and affirm**

**That we are the sole trustees of said Trust and have full power and authority to sell, mortgage, and otherwise deal with the property under the terms of the Trust.**

**We further certify that the Trust has not been terminated, altered, or amended.**

**We further certify that we are executing this certificate and performing the above acts as recited herein pursuant to the express direction of all of the beneficiaries of said Trust.**

**We hereby certify that none of the beneficiaries of the Trust are minors.**

Property Address: 52 Nanumett Street, Onset (Wareham) MA 02558

WITNESS our hand and seal this 12 day of April, 2011

George A. Driscoll TEE  
George A. Driscoll, Trustee

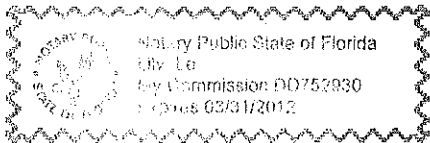
Marjorie F. Driscoll TEE  
Marjorie F. Driscoll, Trustee

STATE OF FLORIDA

Charlotte, ss.

April 12, 2011

On this 12 day of April 2011, before me, the undersigned notary public, personally appeared George A. Driscoll and Marjorie F. Driscoll, Trustees as aforesaid, proved to me through satisfactory evidence of identification, which was MAD'S to be the person(s) whose name(s) were signed on the preceding or attached document and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



[Signature]  
Notary Public, Lily Le  
My Commission Expires: 03/31/2012