



This form was received on the date stamped here:

*Planning office  
Copy*

TOWN OF WAREHAM

ZONING BOARD OF APPEALS APPLICATION FOR A:

- VARIANCE
- SPECIAL PERMIT
- SITE PLAN REVIEW
- APPEAL

Certain uses are allowed in 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. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Read information packets. (Directions attached)
- o Submit application form and packet of information to Town Clerk for signature.
- o Submit application form to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Planning and Community Development Office.

\*\* See Directions for fees, or ask at the Planning and Community Development Office.

I hereby apply for a [check applicable]:  Variance  Special Permit  Site Plan  Appeal for a use at the following place:

STREET & NUMBER: 6 Connehauset Rd MAP: 52 LOT: 31

ZONING DISTRICT: RR-30

USE REQUESTED: Residential

OWNER OF LAND & BUILDING: Jane Bowen

ADDRESS OF OWNER: 360 Saratoga Rd, Portstown PA 19465

PERSON(S) WHO WILL UTILIZE PERMIT: Keith Dmytryck

ADDRESS: P.O. Box 815 West Wareham MA 02576

DATE: 9/1/22 SIGNATURE: [Signature]

WAREHAM TOWN CLERK  
2022 SEP 14 PM 2:38

Town Clerk: [Signature] Date: \_\_\_\_\_

Tax Collector: [Signature] Date: 9/1/2022

Planning/Zoning Dept.: [Signature] Date: 9/14/22

Application fee paid: 300.00 Check #: 7758 Receipt: \_\_\_\_\_

Advertising fee paid: 100.00 Check #: 7759 Receipt: \_\_\_\_\_

Abutters fee paid: 157.29 Check #: 7757 Receipt: \_\_\_\_\_

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: Keith Dmytryck

Applicant's Address: P.O. Box 815, West Wareham ma. 02571

Telephone Number: N/A

Cell Phone Number: 508-291-4907

Email Address: Keith@innovationconst.com

Address of Property/Project: 6 Connehasset Rd, Wareham

Landowner's Name: Jane Rowan

Owner's Address: 300 Saratoga Rd, Pottstown PA 19465

Telephone Number: 610-505-7330

Contact Person: Keith Dmytryck Telephone Number: 508-291-4907  
Jane Rowan

Map 52 Lot 31 Zone X

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

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

Town of Wareham, Zoning Board of Appeals  
Building department/Zoning enforcement

9.1.22

RE: 6 Connehassett rd.  
Wareham Ma. 02571  
Special permit application, relief from zoning

Dear Sirs,

The property we are seeking relief from current zoning regulations has been owned by the same family since 1967, currently the property is owned by the daughter, (Jane Rowan) who grew up summers there and has no intention of selling the property, she would like to pass the property along to her grandchildren one day.

The existing dwelling and garage have deteriorated over the years. The original cottage was built circa 1935. Since 1967, No major improvements have been undertaken to resist the deterioration of age and seacoast location, the property has experienced several roof leaking areas from poorly previously designed and executed roof installations. This condition contributes to a faster overall deterioration of the property.

We ask that the relief from zoning be granted in an effort to stop further deterioration and allow for the property to be handed down to the next generation of Rowans, without the property becoming a financial burden on the next generation of Rowans to repair.

Thank you for your consideration in this matter,



Keith Dmytryck, Contractor for Jane Rowan



TOWN of WAREHAM  
Massachusetts  
BUILDING DEPARTMENT

Paul E. Turner  
Director of Inspectional Service

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August 18, 2022

Mr. Kieth Dmytryck  
P.O. Box 815  
West Wareham, Massachusetts, 02576

**RE:** 6 Connehassett Road

Map 52, Lot 31

I have reviewed your proposal to remove an existing flat roof and construct a new roof with a pitch to match the front portion of the structure. At this time, I must deny your request.

Your proposed increased building height to your lawfully non-conforming structure is increasing the non-conforming nature of the structure, therefore a Special Permit must be secured by the Zoning Board of Appeals in order to proceed with your request.

A Variance may be required if the Zoning Board of Appeals finds that the new roof height is substantially more detrimental to the neighborhood.

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

- **Article 13: Zoning Protection, 1352**, If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conforming nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed.

If the Board of Appeals affirms the Building Officials decision, no such alteration or expansion may occur unless the Board of Appeals issues a Special Permit for alteration or extension will not be substantially more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conforming nature would include but not be limited to: A non-conforming structure built in the same footprint to an increased building height.

- **Article 13: Zoning Protection, 1353**, An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a Variance.

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

Respectfully,

A handwritten signature in cursive script that reads "Paul E. Turner". The signature is written in black ink and is positioned to the right of the word "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.**



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

508-291-4907 Phone

508 291-4907

Keith @  
innovationsconst.com

Keith @ Innovations Const. Com

Date of Request 8/24/22

Property Information

Rowan Owners Name

Rowan

6  
Cove  
Road Property Location

6 ~~Cornwall~~ <sup>Connecticut</sup> Rd

Map/Lot

52-31

59-4-2

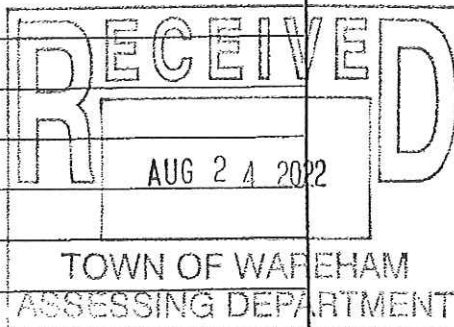
Distance Required

Direct

100'

300'

500'



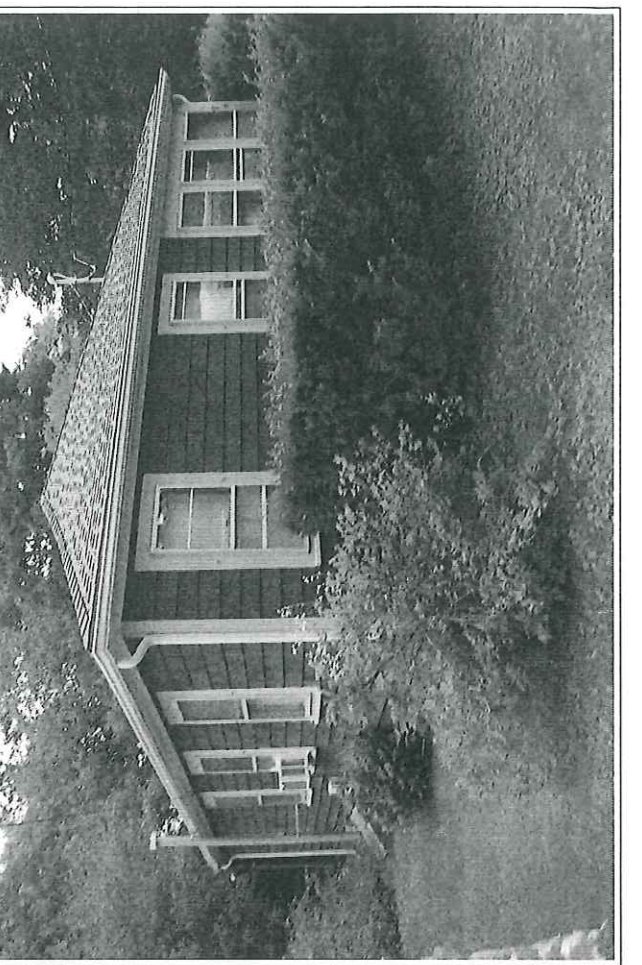
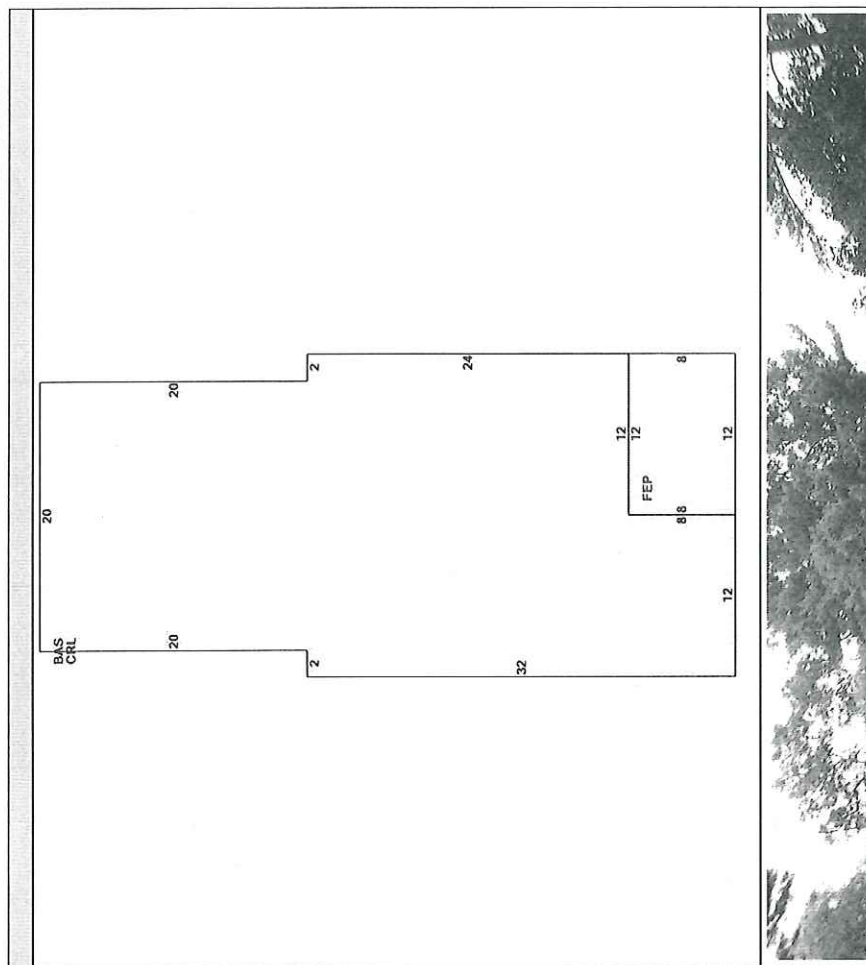
Which Board are you appearing before? ZBA

Special Permit

Request

PLEASE ALLOW 7-10 DAYS FOR PROCESSING





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch		
01	Residential		
04	Ave		
1	1 Story		
1	Wood Shingle		
14	Gable/Hip		
03	Asphalt Shing Panel		
03	Carpet		
04	Gas		
14	Flr Frn/Susp		
03	None		
02	2 Bedrooms		
01	5 Rooms		
02	Average		
02	Average		

CONDO DATA		COST / MARKET VALUATION	
Parcel Id	Description	Code	Factor%
	Building Value New	190,304	
	Year Built	1935	
	Effective Year Built	1990	
	Depreciation Code	A	
	Remodel Rating	30	
	Year Remodeled	0	
	Depreciation %	0	
	Functional Obsol	0	
	External Obsol	1	
	Trend Factor	70	
	Condition %	133,200	
	Condition % Good		
	RCNLD		
	Dep % Ovr		
	Dep Ovr Comment		
	Misc Imp Ovr		
	Misc Imp Ovr Comment		
	Cost to Cure Ovr		
	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE AVG	L	350	23.00	1995			50		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,072	1,072		0	
CRL	Crawl Space	0	1,072		0	
FEP	Enclosed Porch	0	96		0	
Ttl Gross Liv / Lease Area		1,072	2,240			



I, Adele E. Offringa

of 6 Connehasset Road, Wareham, Plymouth

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$1.00

grant to Adele E. Offringa of 6 Connehasset Road, Wareham, MA and Jane O. Rowan  
of 257 Barren Road, Media, Pennsylvania 19063 as joint tenants

of

with quitclaim returns

the land with the buildings thereon, situated in that part of Wareham, Plymouth County  
Massachusetts, known as Little Cromesett Neck, and being Lot 29 on Plan of Cromesett  
Park, Wareham, Mass, as laid out by Frederick S. Weston, C.E.,  
May 1925, bounded and described as follows:

NORTHERLY by land now or formerly of Louise S. Barrett, fifty-four and no/100  
(54.0) feet;  
EASTERLY by Lot 27, eighty and no/100 (80.0) feet;  
SOUTHERLY by Connehasset Road, fifty-four and no/100 (54.0) feet; and  
WESTERLY by Lot 31, eighty and no/100 (80.0) feet.

Being the same premises conveyed to Allan R. Offringa and Adele E. Offringa by deed  
of Kenneth I. Kelley et ux dated 1967 and recorded with Plymouth County Registry of  
Deeds, Book 3376, Page 185. Said Allan R. Offringa died on October 9, 1990.

ALSO: The land with the buildings thereon, situated in Wareham, Plymouth County,  
Massachusetts in that part of said Wareham known as "Little Cromesett Neck" shown  
as Lot No. 31 on a Plan of Cromesett Park, as laid out by Frederick S. Weston, C.E.,  
May 1925, bounded and described as follows:

Beginning at a stake in the Northerly line of Connehasset Road, the Southerly corner  
of the lot herein conveyed and the Easterly corner of Lot 33,  
thence in line of said Connehasset Road, Easterly fifty-four and no/100 (54.0)  
feet to the corner of Lot No. 29;  
thence in line of said Lot 29 and at right angles with said road, Northerly,  
eighty and no/100 (80.0) feet to a stake and Lot 8;  
thence in line of said Lot 8 and Lot 6, fifty-four and no/100 (54.0) feet to  
a stake and Lot No. 33;  
thence in line of said Lot 33, Southerly eighty and no/100 (80.0) feet to said  
road and the point of beginning.

Being the same premises conveyed to Allan R. Offringa and Adele E. Offringa by deed of  
Kenneth I. Kelley et ux dated 1967, recorded with Plymouth County Registry of Deeds,  
Book 3376, Page 185. Said Allan R. Offringa died October 9, 1990.

Together with the right in common with others entitled thereto to use the beach and  
marsh, lying between the shore lots, as laid out on said plan, and the water for  
recreational purposes; and the right to pass and repass over the roads and ways as  
laid out on said plan within the limit of our ownership.

Together with all rights, privileges and easements connected therewith and subject  
to restrictions and easements of record and hereby conveyed subject to any building  
and zoning law requirements which may be in force and applicable.



BK 10384 PG 178

Witness ..... hand and seal this 12<sup>th</sup> day of July 1991  
Adelle E. Offringa

The Commonwealth of Massachusetts

Plymouth ss.

July 12 1991

Then personally appeared the above named ADELE E. OFFRINGA

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

Henry J. Schmidt Jr.  
Notary Public - Justice of the Peace  
Henry J. Schmidt Jr.  
My Commission Expires July 6 1995



CHAPTER 103 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1949

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

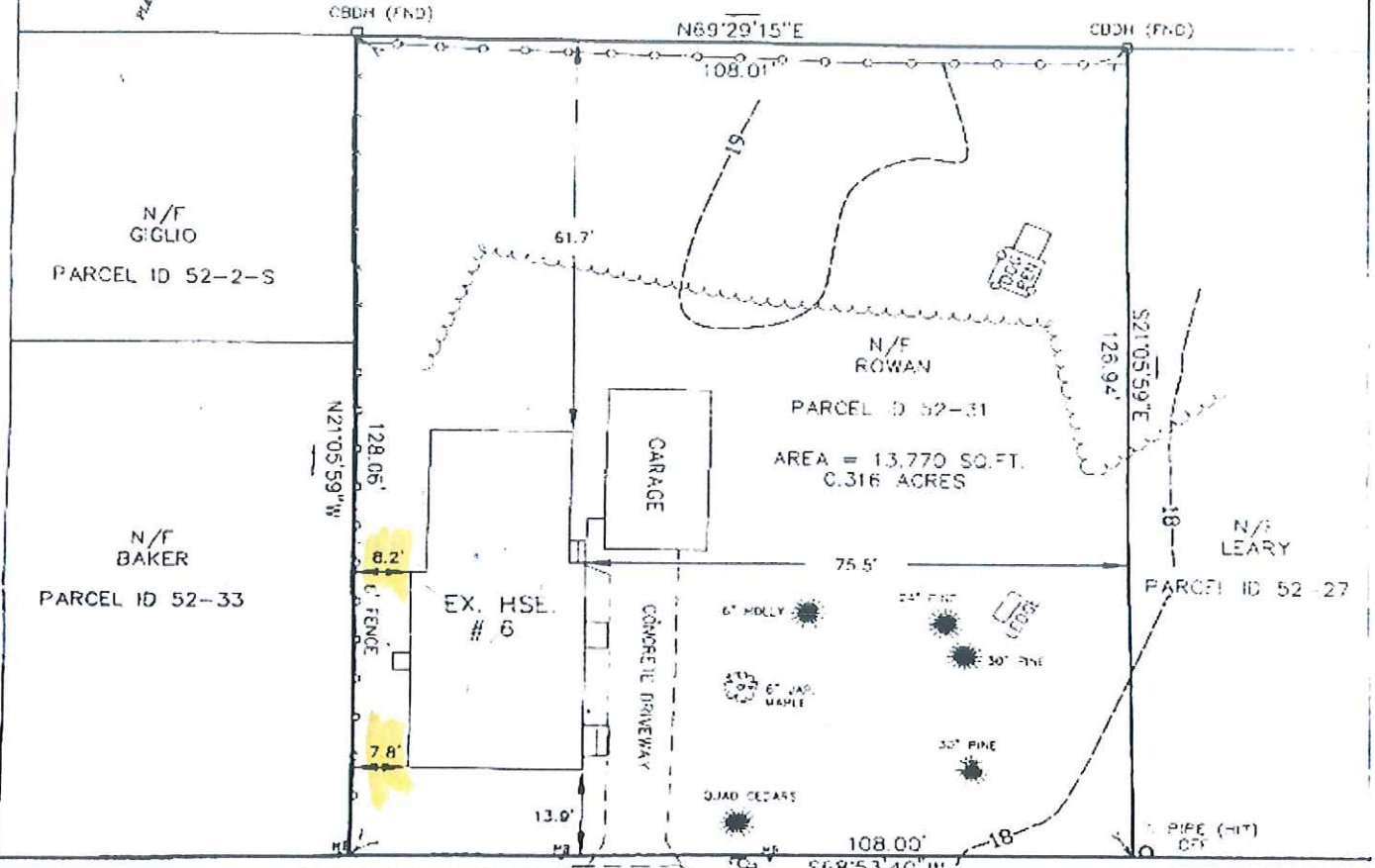
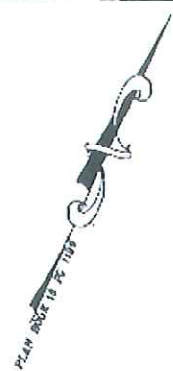
REC'D JUL 19 1991 AT 9-00 AM AND RECORDED

**BUILDING PERMIT PLAN**

JANE & JAMES ROWAN  
6 CONNEHASSETT RD.  
WAREHAM, MA. 02571

SCALE 1"=20'  
OCTOBER 12 2021

N/F ROSSITER  
PARCEL ID 54-7-2



**CONNEHASSETT (25' WIDE) RD.**

**ZONE:** R-30  
**SETBACKS:** (R-30 Zone)  
FRONT 20'  
SIDE 10'  
REAR 10'

CONTOURS ARE ON NAVD 88 DATUM

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING DWELLING AND ITS SETBACKS TO THE PROPERTY LINE

THE PROPERTY IS LOCATED IN A ZONE X, AREA OF MINIMAL FLOOD HAZARD, MAP # 25023C0576K. DATED 02/05/2014.

THERE APPEARS TO BE NO WETLANDS ON THE LOCUS SITE. LOCUS PROPERTY IS ON TOWN SEWER AND WATER.

AN ACTUAL ON THE GROUND SURVEY WAS PERFORMED BY MADDIGAN LAND SURVEYING ON 9/23/2021.



**OWNER:**  
JANE O. ROWAN

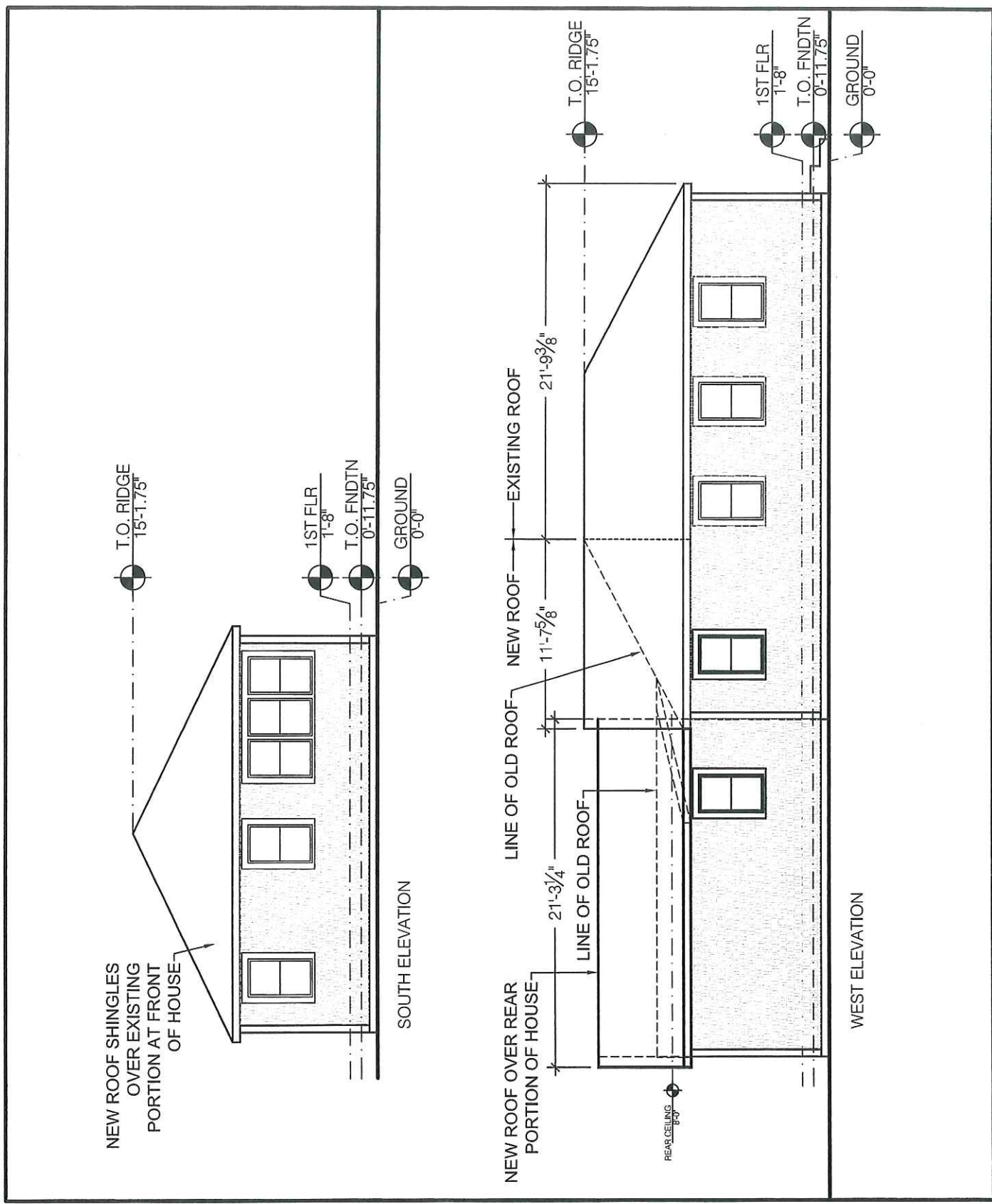
**DEED REFERENCE:**  
BOOK 10384 PG. 177

**PLAN REFERENCE:**  
BOOK 18 PG. 1199

**PREPARED BY:**  
**MADDIGAN LAND SURVEYING, LLC**  
DAVID J. MADDIGAN JR. P.L.S.  
88 EAST GROVE STREET  
MIDDLEBOROUGH, MA.  
774-213-5196





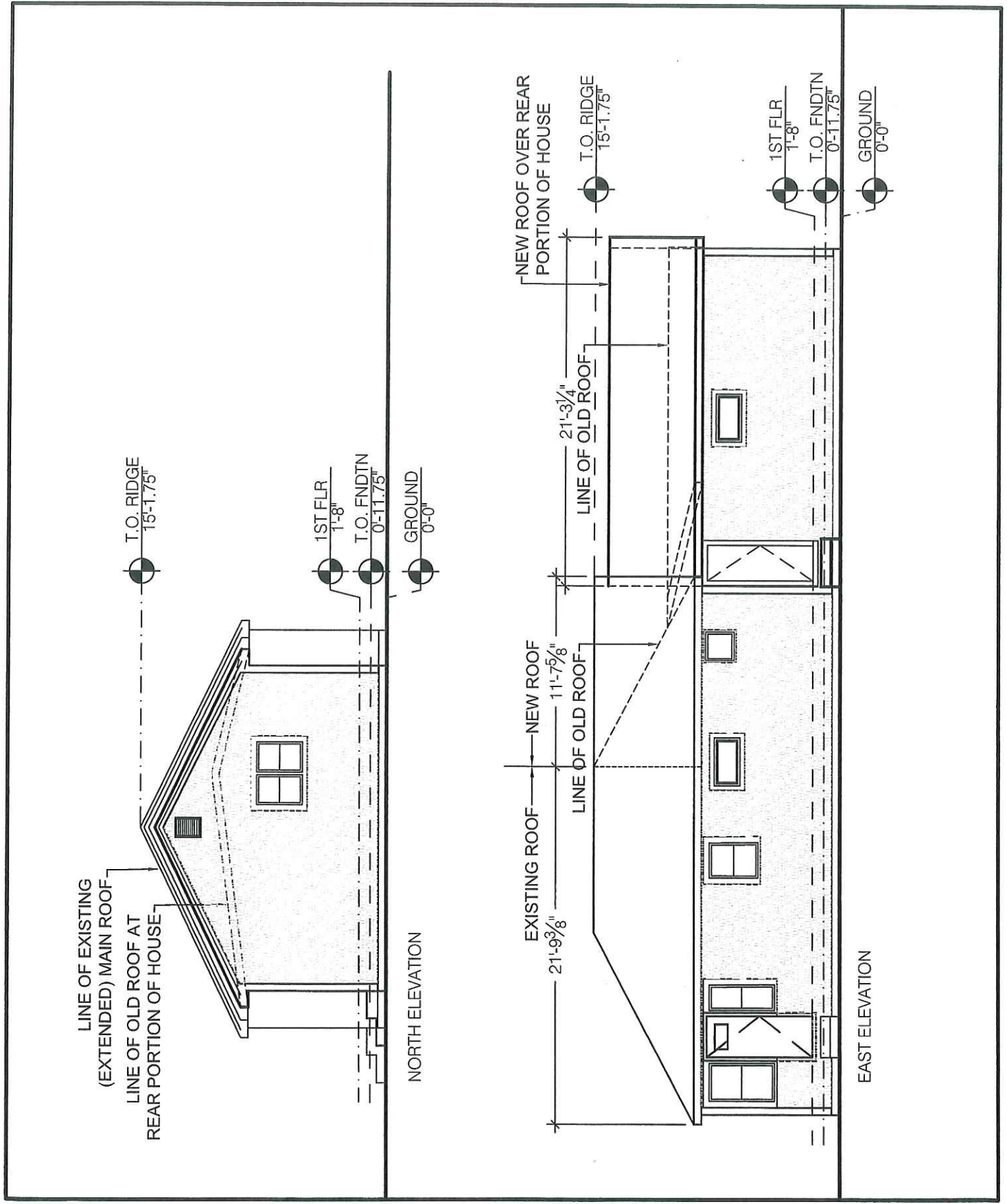


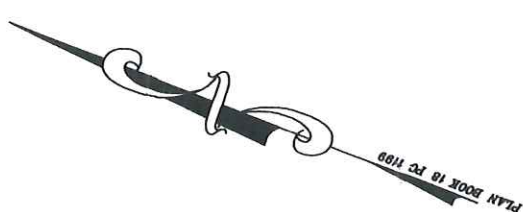


Scale: 1/8" = 1'-0"  
Issued: 08.30.22  
Job No.: 22102

PROJECT  
Rowan Residence Renovation  
6 Connehasset Rd  
Wareham MA 02571

FL-2



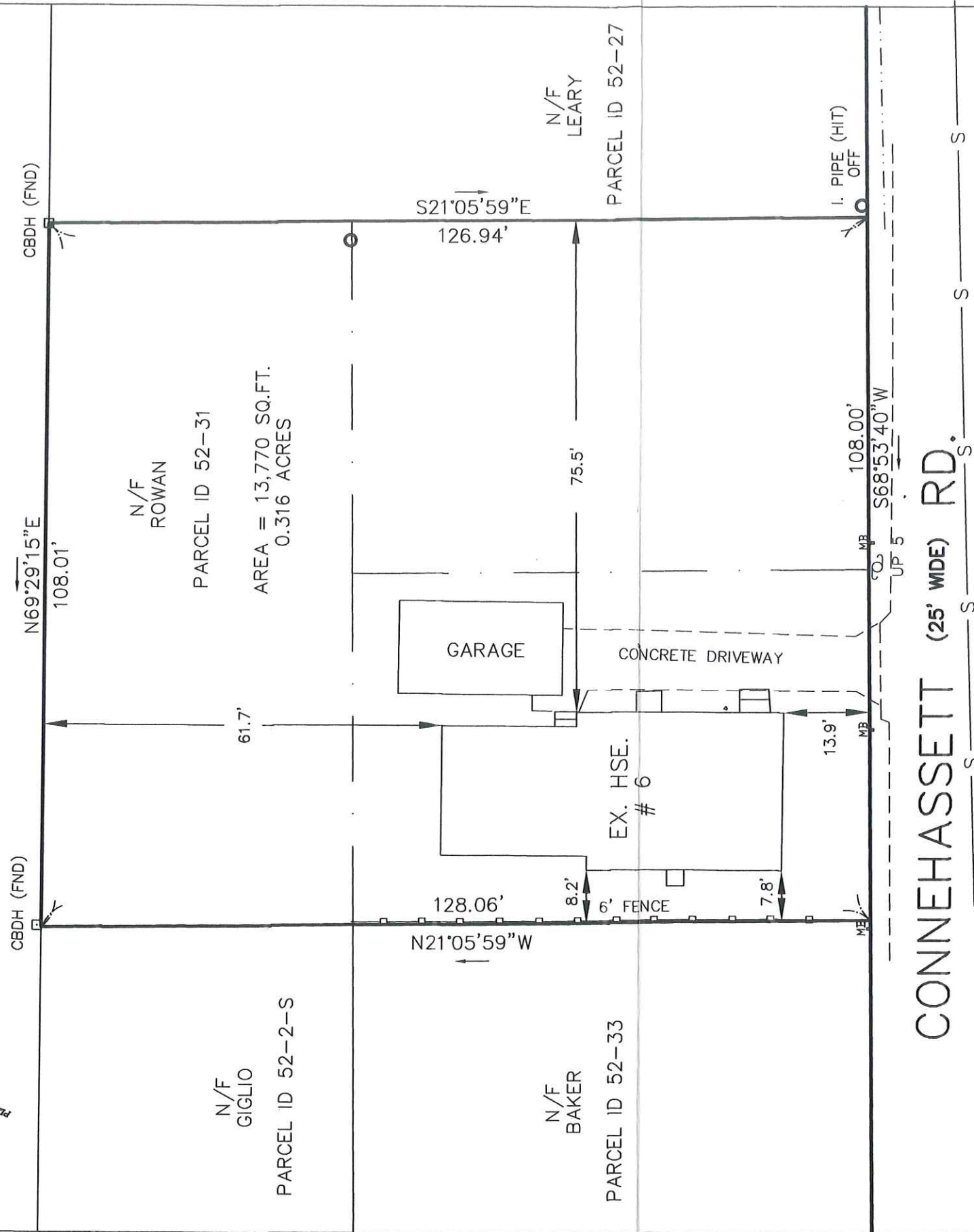


**BUILDING PERMIT PLAN**

JANE & JAMES ROWAN  
6 CONNEHASSETT RD.  
WAREHAM, MA. 02571

SCALE: 1"=20'  
OCTOBER 7, 2021

N/F  
ROSSITER  
PARCEL ID 54-7-2



N/F  
GIGLIO  
PARCEL ID 52-2-S

N/F  
ROWAN  
PARCEL ID 52-31

AREA = 13,770 SQ.FT.  
0.316 ACRES

N/F  
BAKER  
PARCEL ID 52-33

N/F  
LEARY  
PARCEL ID 52-27

CONNEHASSETT (25' WDE) RD.

ZONE: R-30

SETBACKS: (R-30 Zone)

- FRONT 20'
- SIDE 10'
- REAR 10'

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PREPARED BY:  
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