

# SPECIAL PERMIT APPLICATION

## TOWN OF WAREHAM ZONING BOARD OF APPEALS

23 Fisherman Cove Road  
Wareham, MA

July 29, 2020

PREPARED FOR:

David Garnett &  
Cynthia Garnett  
23 Fisherman Cove Road  
Buzzards Bay, MA 02532

PREPARED BY:



**JC ENGINEERING, Inc.**  
**Civil & Environmental Engineering**  
*2854 Cranberry Highway*  
*East Wareham, Massachusetts 02538*  
*Ph. 508-273-0377 – Fax 508-273-0377*

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:

- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- 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 \$80.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.11 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: 23 Fisherman Cove Rd LOT: R15 MAP: 3

ZONING DISTRICT: R43

USE REQUESTED: residential

OWNER OF LAND & BUILDING: David + Cynthia Garnett TEL.# \_\_\_\_\_

ADDRESS OF OWNER: 23 Fisherman Cove Rd, Buzzards Bay, MA 02532

PERSON(S) WHO WILL UTILIZE PERMIT: SAME

ADDRESS: SAME

DATE: 7/23/2020 SIGNATURE: [Signature] Cynthia Garnett

This application was received on the date stamped here:

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

Tax Collector: [Signature] Date: 7/28/2020

Planning/Zoning Dept.: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Abutters fee paid: \_\_\_\_\_ Check #: \_\_\_\_\_ 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: David Garnett + Cynthia Garnett

Applicant's Address: 23 Fisherman Cove Rd

Telephone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address of Property/Project: 23 Fisherman Cove Rd

Landowner's Name: David Garnett + Cynthia Garnett

Owner's Address: 23 Fisherman Cove Rd, Buzzards Bay, MA 02532

Telephone Number: \_\_\_\_\_

Contact Person: JC Engineering, Inc. Telephone Number: 508-273-0377

Map 3 Lot R15 Zone R43

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

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



**JC ENGINEERING, Inc.**  
**Civil & Environmental Engineering**  
2854 Cranberry Highway  
East Wareham, Massachusetts 02538  
Ph. 508-273-0377 – Fax 508-273-0367

July 29, 2020

Town of Wareham  
Zoning Board of Appeals  
Memorial Town Hall  
54 Marion Road  
Wareham, MA 02571

RE: Special Permit Application for 23 Fisherman Cove Road, Wareham, MA

Dear Board Members,

On behalf of the applicant, David Garnett and Cynthia Garnett, please find enclosed a Special Permit Application for the modification of a non-conforming single family dwelling on a non-conforming lot. This property is shown as Lot R15 on Assessor's Map 3. In accordance with a Determination issued by David Morris, Director of Inspectional Services, dated July 22, 2020, a Special Permit and/or a Variance must be obtained from the Zoning Board of Appeals to allow for the modification as described in this application.

This property is located in the R-43 Zoning District (R-43) and contains 15,260 square feet of land. This property was created by plan prepared and endorsed by the Planning Board on March 19, 1968. The zoning requirements in effect at the time this lot was created required a minimum lot size of 15,000 square feet of land and 100' of lot frontage. The zoning setbacks for structures at that time needed to conform to 20' front, 10' side, and 10' rear setbacks requirements. The current dwelling was constructed in 1970 and met the zoning setback requirements at that time, as can be seen on the attached Plot Plan of Land, dated June 30, 2020.

In 1971, the Wareham Zoning Bylaws were revised to increase the lot area and frontage requirements to 43,000 square feet of land and 180' of frontage, respectively, but the zoning setback requirements remained at 20' front / 10' side / 10' rear. Although the lot became pre-existing non-conforming in 1971, it wasn't until the fall of 2004 when the zoning setback requirements were increased to 40' front / 20' side / 20' rear. Due to this increase in setback requirements, the current dwelling is now considered non-conforming since it currently does not meet front or side setback requirements.

As part of this Special Permit Application, the applicant would like to construct a small addition and porch to the front of the dwelling and a porch on the rear of the dwelling. The size and location of the additions and porches were carefully selected to not extend within the setback requirements that were in effect when this dwelling was constructed (20'/10'/10').

As outlined in Section 1340 of the Wareham Zoning Bylaws, the Board of Appeals shall find that the proposed modifications shall not substantially increase the nonconforming nature of the structure, nor be substantially more detrimental to the neighborhood before a building permit can be issued. For the following reasons, we feel that the construction of the addition and two porches will neither substantially increase the nonconforming nature of the structure, nor be substantially more detrimental to the neighborhood.

- Taking into account the geometry of the lots and road layout, as well as the location of the traveled way, the proposed expansion of the footprint will be greater than 40' from the existing traveled way within the road layout. A considerable portion of the front yard is within the 50' wide road layout.
- Although this zoning district does not restrict lot coverages, and the lot size is 260 s.f. greater in size from being required to meet the Floor Area Ratio of Table 628 – Dimensional Standards for Existing Small Lots, the proposed addition and porches will not increase the floor area ratio beyond what would be allowed for a 15,000 s.f. lot (17% or 2,550 s.f.).
- The construction of a front porch at 23 Fisherman Cove Road will be architecturally similar to other structures in the neighborhood.
- Taking into account the location of the subject dwelling and abutting dwellings, topography and vegetation, the construction of the additions and porches will not impact the views from abutting dwellings.
- There will be no increase in traffic or noise to the neighborhood, as this dwelling is currently a single family dwelling and will remain a single family dwelling. The typical traffic from a single family dwelling will remain the same.
- Lastly, there will be a negligible increase in surface runoff. Portions of the area of footprint expansion take place where this is currently an impervious surface, therefore, the small amount of expansion will produce negligible additional stormwater runoff.

For the reasons stated above, we would appreciate your favorable vote for this project, which is under the purview of this board.

Respectfully yours,



Bradley M. Bertolo, EIT, CSE  
Project Engineer

Cc: David Garnett & Cynthia Garnett

## TABLE OF CONTENTS

1. Denial Letter from David Morris, Director of Inspectional Services, dated July 22, 2020
2. Assessor's Map #3 for area of locus property
3. Assessor's Field Card
4. Certificate of Title for current owners
5. Land Court Plan of locus property
6. Certified List of Abutters
7. Table of Zoning Changes for each Zoning District
8. Current Zoning Table
9. 2017 Zoning Map
10. Existing Conditions Rendering
11. Proposed Conditions Rendering



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David Morris  
Director of Inspectional Services

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Bradley Bertolo  
2854 Cranberry Highway  
E. Wareham, Ma. 02538

July 22, 2020

RE: 23 Fisherman Cove Rd.

I have reviewed your proposal to construct a new addition and a front and back porch on the above address. Due to setback requirements, I must deny your application at this time. The Proposed addition does not conform to the current front setback of 40'. The proposed rear porch does not meet the current side setback of 20'. Also, the proposed front porch increases the non-conforming nature of the structure. In order to proceed, a Special Permit and/or a Variance must be obtained from the Zoning Board of Appeals.

Your proposal is being denied for non-compliance to the following bylaws:

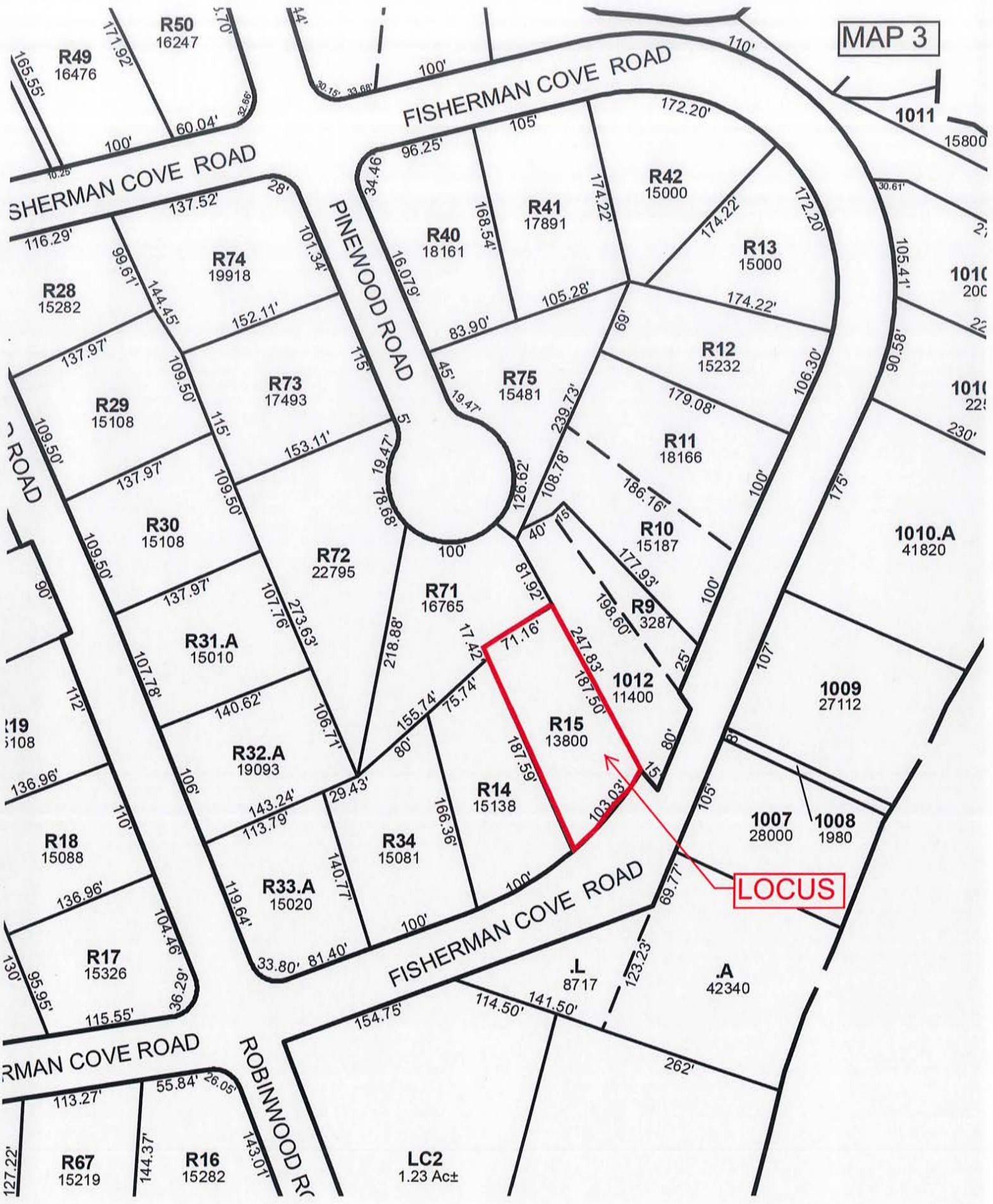
- Article 621 Table of Dimensional Regulations Residential Districts
- Article 1352 Non-Conforming Structures

The subject dwelling is located in Zoning district R-43.

Respectfully,

David Morris  
Director of Inspectional Services  
Zoning Enforcement Officer

**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.**





CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
Level	Public Water	2	Semi-Improved	2	Suburban	Description	Code	Appraised Value	Assessed Value
1	6	2	6			RES BLDG	1010	213,000	213,000
						RES LAND	1010	154,950	155,000
						RES OTHER	1010	40,300	40,300

Other ID: **VISION**

23 FISHERMAN COVE RD  
 BUZZARDS BAY, MA 02532  
 Additional Owners:

Plan #  
 Assoc. Parcels

ASSOC PID#

GIS ID: M\_271669\_832772

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CALITRI PETER A	609/177		06/16/2015	U	I	297,000	1B
CALITRI CONTRACTING LLC P A	601/80		04/09/2014	U	I	290,000	1O
MCCGRATH JOHN F JR	238/119			Q	1		

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
Total:		395,000				375,300	Total: 339,100

**OTHER ASSESSMENTS**

This signature acknowledges a visit by a Data Collector or Assessor

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2019	1010	199,300	2018	1010	179,600
		2019	1010	164,300	2018	1010	164,300
		2019	1010	31,400	2018	1010	31,400
Total:				408,250			408,300

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 213,000  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 40,300  
 Appraised Land Value (Bldg) 154,950  
 Special Land Value 0  
 Total Appraised Parcel Value 408,250  
 Valuation Method: C  
 Adjustment: 0  
 Net Total Appraised Parcel Value 408,250

**BUILDING PERMIT RECORD**

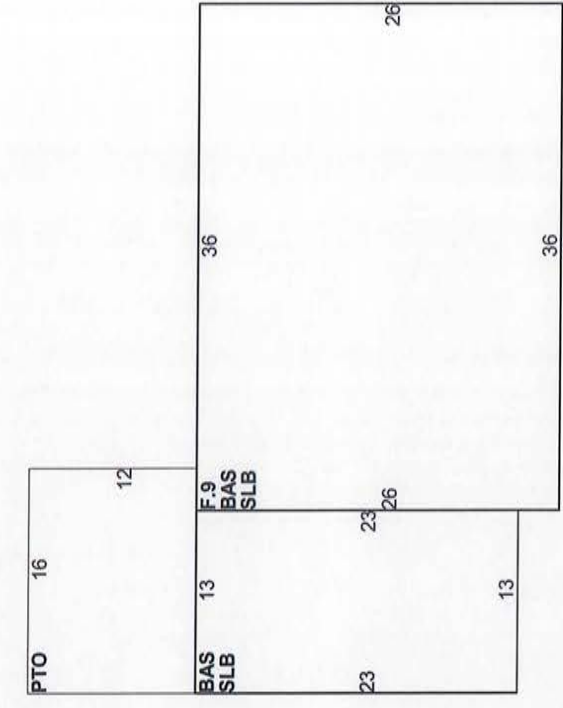
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
R18-797	03/28/2018	AL	Alterations	25,000	04/25/2019	100		FIN ABY GARAGE
R17-084	07/27/2016	GR	Garage	0	05/22/2017	100		DEMO OUTBLDG BLD05/23/2018
R16-1059	04/14/2016	FD	Foundation	6,500		100		REPAIR FOUNDATION05/22/2017
R-14-691	03/17/2014	IN	Interior Renov	40,000	05/13/2014	100		INTERIOR RENOVATI06/23/2015

**LAND LINE VALUATION SECTION**

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Factor	ST. Ldx	Adj.	Notes-Adj	Special Pricing	Spec Use	Spec Calc	S. Adj Fact	Unit Price	Land Value
1	1010	SINGLE FAMILY	R43	2			13,600	SF	5.84	1.00000	5	1.00	0071	1.30	LOC	L15	L15	1.50	154,950
Total Card Land Units: 0.31 AC Parcel Total Land Area: 0.31 AC																			
Total Land Value: 154,950																			

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch.	Description	Description
Style	03	Colonial	
Model	01	Residential	
Grade	04	Ave	
Stories	1.9		
Occupancy	1		
Exterior Wall 1	25	Vinyl Siding	
Exterior Wall 2			
Roof Structure	07	Gambrel	
Roof Cover	03	Asphalt Shing	
Interior Wall 1	05	Drywall	
Interior Wall 2			
Interior Flr 1	06	Linoleum	
Interior Flr 2	14	Carpet	
Heat Fuel	04	Electric	
Heat Type	08	Radiant	
AC Type	03	Central	
Total Bedrooms	04	4 Bedrooms	
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		
Bath Style	02	Average	
Kitchen Style	02	Average	
# of Fireplaces	1		
Fireplace Type	1		
Finish Bsmt SF			
Fin Bsmt Qual			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)																																																													
Code	Description	Sub	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value																																																			
FGR7	GAR/FIN-LOF	L	896	45.00	2016			0	100	40,300																																																			
<table border="1"> <thead> <tr> <th colspan="10">BUILDING SUB-AREA SUMMARY SECTION</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Living Area</th> <th>Gross Area</th> <th>Eff. Area</th> <th>Unit Cost</th> <th>Undeprc. Value</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>First Floor</td> <td>1,235</td> <td>1,235</td> <td></td> <td></td> <td>142,605</td> </tr> <tr> <td>F.9</td> <td>90 Story Fin</td> <td>842</td> <td>936</td> <td></td> <td></td> <td>97,225</td> </tr> <tr> <td>PTO</td> <td>Patio</td> <td>0</td> <td>192</td> <td></td> <td></td> <td>2,194</td> </tr> <tr> <td>SLB</td> <td>Slab Fndtn</td> <td>0</td> <td>1,235</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td colspan="6"><b>Ttl. Gross Liv/Lease Area:</b></td> <td><b>242,024</b></td> </tr> </tbody> </table>										BUILDING SUB-AREA SUMMARY SECTION										Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value	BAS	First Floor	1,235	1,235			142,605	F.9	90 Story Fin	842	936			97,225	PTO	Patio	0	192			2,194	SLB	Slab Fndtn	0	1,235			0	<b>Ttl. Gross Liv/Lease Area:</b>						<b>242,024</b>
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## Transfer Certificate of Title

Cert No:129355  
Book:646 Page: 155  
Doc No:790925

From Certificate No. 121977  
Originally Registered June 16, 2015  
in Registration Book 609  
Page 177  
for the Registry District of Plymouth County.

### *This is to Certify that*

**DAVID GARNETT and CYNTHIA GARNETT** of Wareham in the County of Plymouth and the Commonwealth of Massachusetts,

are the owners in fee simple, as tenants by the entirety, of that certain parcel of land situate in **WAREHAM**, in the County of Plymouth and said Commonwealth, described as follows:

Being Lot 15 on sheet 1 of subdivision plan #4717-I, drawn by Walter E. Rowley & Associates, Surveyors, dated March 19, 1968, filed with Certificate of Title No. 42245.

There is excepted and excluded from the land the fee in Grove Street abutting said lot.

Said lot is subject to the restrictions set forth in a certain deed from William J. Rothfuss et al to Vincent A. Forte, dated June 17, 1969, filed and registered as document #124865, which will expire June 17, 1999.

Said lot has the benefit of the restrictions set forth in a deed from Wallace M. Campbell to Charles F. Richmond, dated March 1, 1912, duly recorded in Book 1126, page 440.

So much of said lot as is included in Mayflower Grove, so-called, as shown on a plan of Plymouth Park on Buzzards Bay, Wareham, Mass., drawn by A. Savery C. E., dated 1886, and duly recorded in Plan Book 1, Plan 128, is subject to rights therein as set forth in an indenture by and between Edwin B. Larchar and James C. Powers, dated March 23, 1887, duly recorded in Book 541, Page 544, in favor of the lot of land marked "Bertram B. Conrad" on said plan No. 4717A and described in a deed from Louise H. Campbell to said Conrad, dated November 24, 1919, duly recorded in Book 1338, Page 391; in favor of the lot of land marked "Ethel M. Burgess" on said plan No. 4717A, and described in a deed from Louise H. Campbell to said Burgess, dated March 30, 1918, duly recorded in Book 1303, Page 318; and in favor of the interests of Lincoln K. Davis and John A. Davis as owners of Lot E on plan No. 2433B filed with Certificate of Title No. 149 for the Plymouth Registry District.

Said lot is also subject to any implied easements in Highland Street and Mayflower Avenue so-called under two deeds, one given by Gustave A. Rothfuss Guardian to Bertram B. Conrad, dated November 17, 1919, duly recorded in Book 1341, Page 411, and one given by Louise H. Campbell to Bertram B. Conrad, dated November 24, 1919, duly recorded in Book 1338, Page 391.

So much of said lot as is included in Powers Avenue, shown on said plan #4717A, is subject to rights of way in favor of all the land registered under Land Court decree No. 2433 and the lands of Clarence C. Puffer and of Charles P. Perkins, shown on Land Court plan #2433B; and so much of said lot as is included in said Powers Avenue, in Grove Street and in Plymouth Avenue, as shown on said plan #4717A, is subject to rights of way in favor of the lots of land shown on said plan #4717A and marked "Susan C. Egan", "B.B. Conrad", "A.F.H. Clapp", "Charles F. Richmond", "Louise H. Campbell", "Bertram B. Conrad", "Annie F. H. Clapp", "Ethel M. Burgess", respectively.

Said lot is also subject to an easement from William J. Rothfuss et al to the New Bedford Gas and Edison Light Company et al, dated November 30, 1968, filed and registered as document #122681.

There is appurtenant to said lot a right of way in Plymouth Avenue, Grove Street, and Powers Avenue, shown on plan #4718A, to be used in common with others entitled thereto

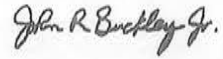
And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws and any amendments thereto, and that the title of said

### **DAVID GARNETT and CYNTHIA GARNETT**

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, and any amendments thereto, which may be subsisting, and subject also as aforesaid; and to any and all public rights legally existing in and over the same below mean high water mark.

Witness, Gordon H. Piper, Chief Justice of the Land Court, Department of the Trial Court, at Plymouth in said county of Plymouth the twenty-eighth day of October the year two thousand nineteen at 9 o'clock and 19 minutes in the forenoon.

Attest , with the seal of said Court,



---

John R. Buckley, Jr., Esquire, Assistant Recorder

Land Court Case No. 4717

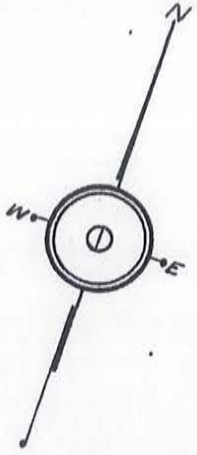
Address of Owner 23 FISHERMANS COVE ROAD WAREHAM MA 02571  
Property Address 23 FISHERMANS COVE ROAD WAREHAM MA 02571

4717 K-1 of 3 31A, 31B + 31C - Cert 50-220

4717-I  
Sheet 1.

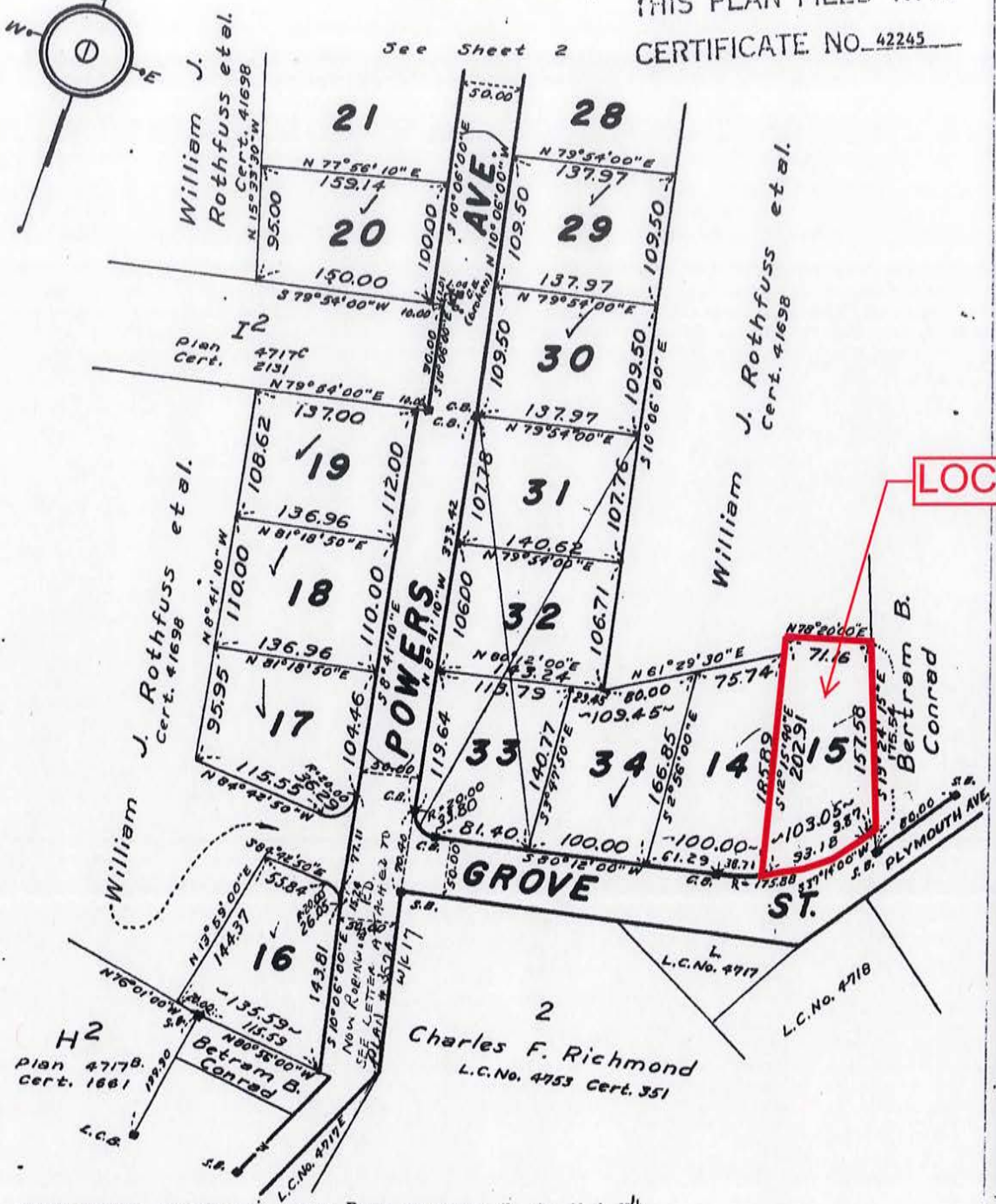
SUBDIVISION PLAN OF LAND IN WAREHAM  
Walter E. Rowley & Associates, Surveyors  
March 19, 1968

THIS PLAN FILED WITH  
CERTIFICATE NO. 42245



See Sheet 2

SEP 18 1968



Subdivision of Lots B & F & Part of Lots I, J, K & H<sup>4</sup>  
Shown on Plans 4718A, 4717A & 4717B  
Filed with Certs, of Title No. 1253, 1252 & 1661  
Registry District of Plymouth County  
Separate certificates of title may be issued for land  
shown hereon and on Sheet 2 as Lots 14-34 Incl.  
By the Court.

Margaret M. Daly  
Recorder.

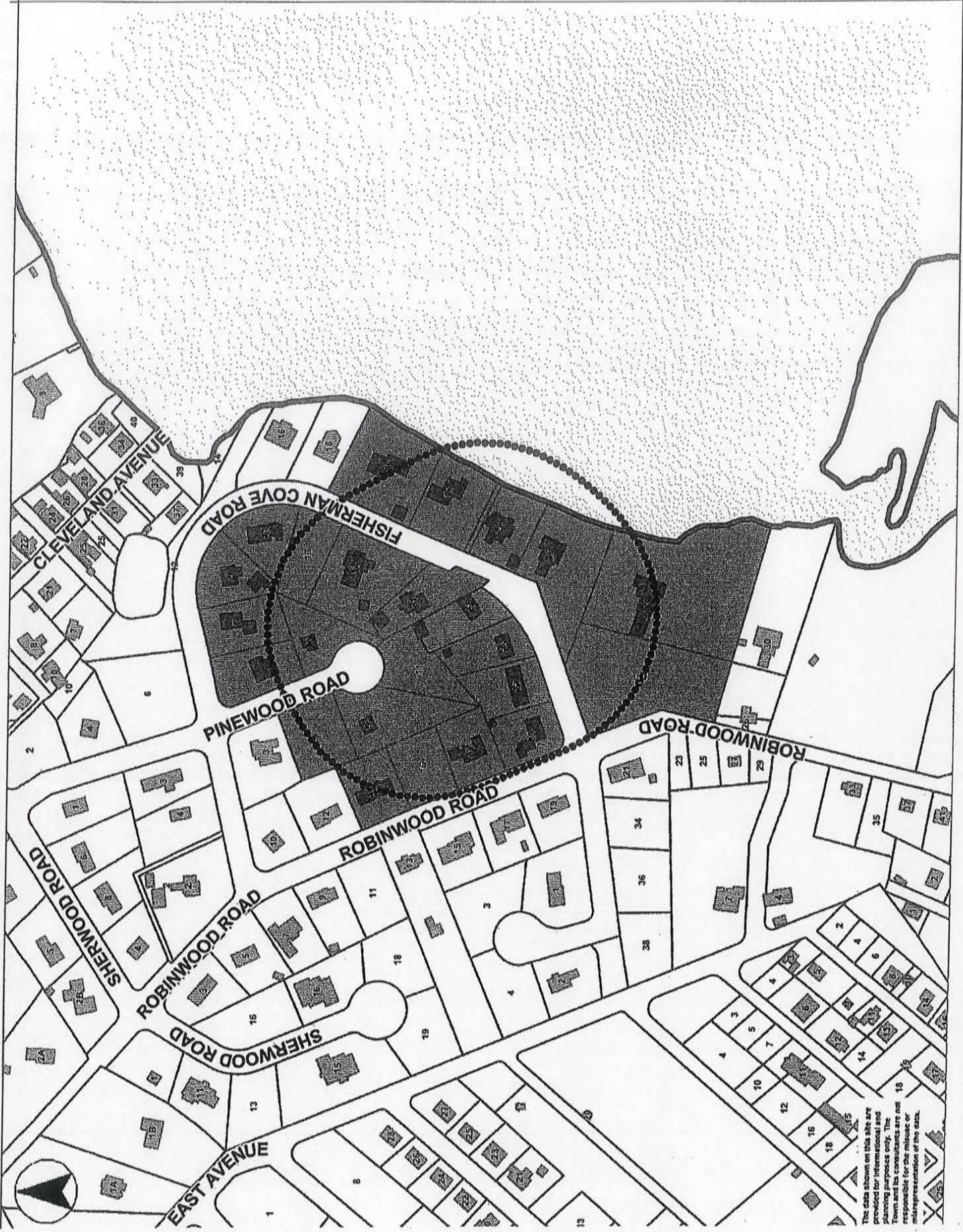
APRIL 4, 1968

Copy of part of plan  
filed in  
LAND REGISTRATION OFFICE  
APRIL 4, 1968  
Scale of this plan 100 feet to an inch  
C.M. Anderson, Engineer for Court 1/2.

	A	B	C	D	E	F	G
1	TOWN OF WAREHAM ABUTTERS						
2	MAP 3 LOT R/15						
3	OWNERS DAVID & CYNTHIA GARNETT						
4							
5							
6	<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>CO-OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>
7	3-R30	FACCHETTI SHERYL E		PO BOX 1500	ONSET	MA	02558
8	3-R32/A	CANNON NEIL F TRUSTEE	NEIL F CANNON FAMILY TRUST	18 ROBINWOOD RD	BUZZARDS BAY	MA	02532
9	3-R33/A	FLINT CHARLES E		29 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
10	3-R72	MACDONALD RICHARD W	MACDONALD DIANE R	BOX 1048	ONSET	MA	02558
11	3-R34	BUSNENGO RONALD	BUSNENGO KYLE D	27 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
12	3-LC2	PERKINS EDWARD H TRUSTEE OF THE	EH PERKINS REALTY TRUST	25 ROCKBOTTOM RD	STOW	MA	01775
13	3-R40	THOMAS SHAWN E	TOMAS DONNA M	8 PINEWOOD RD	BUZZARDS BAY	MA	02532
14	3-R71	COSTA JOHN J	MCCOY MARCELLA M	25 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
15	3-R14	MCCOY MARCELLA M	COSTA JOHN J JR C/O M COSTA	25 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
16	3-R75	WAMBACK RICHARD F	WAMBACK DONNA	10 PINEWOOD ROAD	BUZZARDS BAY	MA	02532
17	3-R41	COUGHLIN DIANE M	COUGHLIN STEVEN P TRUSTEES	7 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
18	3-R15	GARNETT DAVID	GARNETT CYNTHIA	23 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
19	3-1012	WYMAN ROBERT	WYMAN SUZANNE J TRUSTEES	21 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
20	3-R10	DEXTER DENNIS R	DEXTER LINDA A	PO BOX 1723	ONSET	MA	02532
21	3-R42	TERRIO VICTOR J JR	TERRIO CONSTANCE S	9 FISHERMAN COVE ROAD	BUZZARDS BAY	MA	02558
22	3/A	KURIAKOSE THAZHATHEKUDYIL	KURIAKOSE SUSAN J	41 ARBORWAY	BUZZARDS BAY	MA	02532
23	3-R12	COLVIN JAMES F	COLVIN KRISTEN E	29 M ST #1	JAMAICA PLAIN	MA	02130
24	3-R13	ZANE MICHAEL S	ZANE ELIZABETH FRITZ	4 TIASQUAM RIDGE LN	S BOSTON	MA	02127
25	3-1007	HALLAHAN JEFFREY W	HALLAHAN BEVERLY	24 FISHERMAN COVE RD	CHILMARK	MA	02535
26	3-1009	GIBBS JANICE MARIE ODELL & GEORGE J	TR 22 FISHERMAN COVE RD RLTY TR	22 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
27	3-1010/A	WAY DONALD	CLEMENT-WAY CHRISTINE A	20 FISHERMAN COVE RD	BUZZARDS BAY	MA	02532
28							
29							
30	CERTIFIED ABUTTERS AS						
31	THEY APPEAR ON OUR TAX ROLLS						
32	AS OF 6/30/2020						
33							
34							
35	ASSESSORS OFFICE						
36							
37							
38							
39	REQUESTED BY BRADLEY BERTOLO						
40	508 273-0377						
41	BBERTOLO@JCENGINEERINGINC.COM						

*By: [Signature]*

- MA Places
- Fire Station
- Police Station
- Town Hall
- Civic Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstates
- US Highway
- Numbered Road
- Streets
- Bedrock
- 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 user assumes all responsibility for the use or misuse of the data at the user's discretion.

Zoning Changes

DISTRICT	1951 CREATION	PREVIOUS ZONING	CURRENT ZONING
NR-30	6,500 65'	8/22/66 10,000 100'	6/21/71 30,000 150'
R-30	6,500 65'	8/22/66 10,000 100'	6/21/71 30,000 150'
R-43	15,000 100'	8/22/66 15,000 100'	6/21/71 <sup>43,000</sup> <del>43,504</del> 180'
R-60			
was C-2	15,000 100'	8/22/66 30,000 150'	6/21/71 60,000 180'
RR	6,500 65'	1968 10,000 100'	9/20/76 60,000 180'
R-130	6,500 65'	7/22/66 10,000 100'	5/30/73 130,000 200'
OV-R	10/18/77		Sewer 10,000 50' Septic 30,000 50'
OV-C	20/18/77		Sewer 5,000 50'
S-C	6,500 65'		30,000 150'
IV			Sewer 10,000 75'
Inst		1967 10,000	30,000 150'
Marine		1969 10,000	3/6/72 30,000 150'



621 RESIDENTIAL DISTRICTS	R-130	R-60	R-43	R-30	MR-30
<b>Minimum Lot Area (square feet)</b>					
1-family dwelling	130,000	60,000	43,000	30,000	30,000
2-family dwelling	NA	NA	NA	45,000	45,000
Other residential use	NA	NA	NA	*1	30,000 *2
Nonresidential use	130,000	60,000	43,000	30,000	30,000
<b>Minimum Frontage (feet)</b>					
1-family dwelling	200	180	180	150	150
2-family dwelling	NA	NA	NA	200	200
Other residential use	NA	NA	NA	*1	250
Nonresidential use	200	180	180	150	150
<b>Minimum Front Setback (feet)</b>					
1-family dwelling	100	60	40	20	20
2-family dwelling	NA	NA	NA	20	20
Other residential use	NA	NA	NA	*1	30
Nonresidential use	20	20	20	20	20
<b>Minimum Side/Rear Setback (feet)</b>					
1-family dwelling	30	20	20	10	10
2-family dwelling	NA	NA	NA	10	10
Other residential use	NA	NA	NA	*1	20
Nonresidential use	10	10	10	10	10
<b>Maximum Height (feet)</b>					
1-family dwelling	35	35	35	35	35
2-family dwelling	NA	NA	NA	35	35
Other residential use	NA	NA	NA	*1	35
Nonresidential use	35	35	35	35	35
<b>Maximum Building Coverage (%)</b>					
1-family dwelling	NR	NR	NR	25	25
2-family dwelling	NR	NR	NR	NR	25
Other residential use	NR	NR	NR	*1	
Nonresidential use	NR	NR	NR	N	
<b>Maximum Impervious Surface (%)</b>					
1-family dwelling	NR	NR	NR	NR	NR
2-family dwelling	NA	NA	NA	NR	NR
Other residential use	NA	NA	NA	*1	NR
Nonresidential use	NR	NR	NR	NR	NR

NA = Use not allowed    NR = No regulation

1. R-30 District: Multiple family is only permitted as a Residential Cluster Development. (See Article 8)
2. For each additional unit



LOCUS

CR

R-43

CHWY

LOCUS



EXISTING CONDITIONS

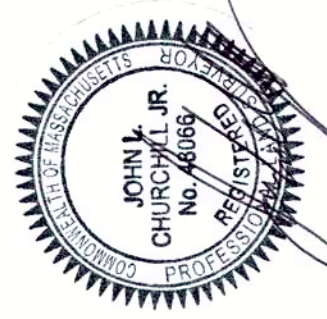
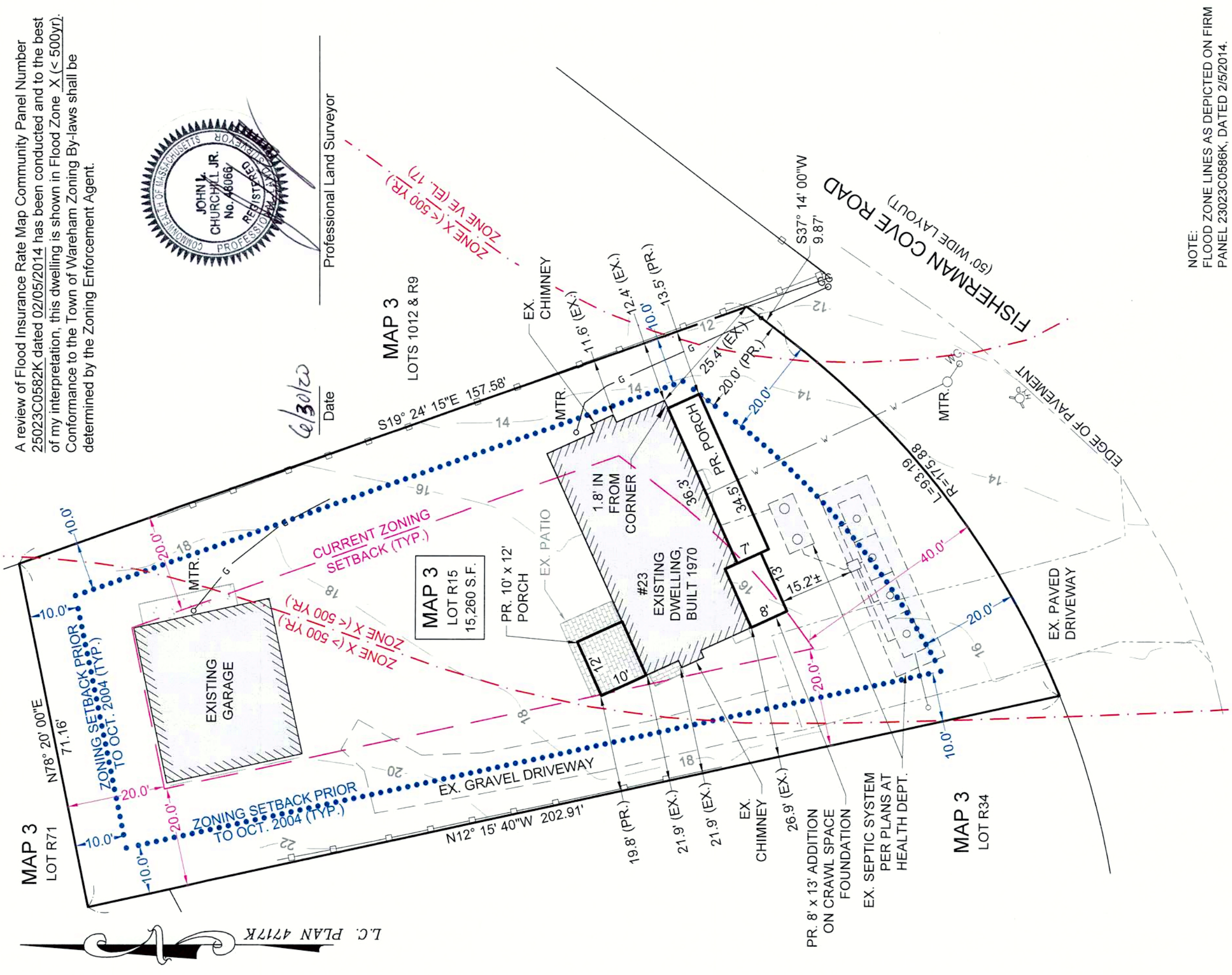


PROPOSED PORCH AND ADDITION

# PLOT PLAN OF LAND

CLIENT FILE NO. 5186 DEED REF: BOOK: PAGE:  
 OWNER: DAVID GARNETT & CYNTHIA GARNETT PLAN REF: BOOK: PAGE:  
 ADDRESS: 23 FISHERMAN COVE ROAD LAND COURT CERT. OF TITLE: 129355  
 BUZZARDS BAY (ONSET), MA 02532 LAND COURT PLAN: LOT 15 ON L.C. PLAN 4717-1  
 ASSESSORS MAP: 3 LOT: R15

A review of Flood Insurance Rate Map Community Panel Number 25023C0582K dated 02/05/2014 has been conducted and to the best of my interpretation, this dwelling is shown in Flood Zone X (< 500yr). Conformance to the Town of Wareham Zoning By-laws shall be determined by the Zoning Enforcement Agent.



Professional Land Surveyor

NOTE:  
 FLOOD ZONE LINES AS DEPICTED ON FIRM  
 PANEL 23023C0586K, DATED 2/5/2014.

PREPARED BY:  
**JC ENGINEERING, INC.**  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 TEL: (508) 273-0377 FAX: (508) 273-0367  
 DATE: JUNE 30, 2020 SCALE: 1" = 20'

CURRENT ZONING: R-43

MINIMUM REQUIREMENTS & SETBACKS:

MIN. LOT AREA	= 43,000 S.F.	PROVIDED:	15,260 S.F.
MIN. FRONTAGE	= 180'	PROVIDED:	103.06'
MIN. FRONT YARD	= 40'	PROVIDED:	20.0'
MIN. SIDE YARD	= 20'	PROVIDED:	11.7'
MIN. REAR YARD	= 20'	PROVIDED:	> 20'