

SPECIAL PERMIT APPLICATION

TOWN OF WAREHAM ZONING BOARD OF APPEALS

24 Cove Street
Onset, MA 02558

November 14, 2022

PREPARED FOR:

Richard E. Kradin &
Audrey Kradin
37 Fillmore Lane
Walpole, MA 02081

PREPARED BY:



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



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November 14, 2022

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

RE: Special Permit Application for 24 Cove Street, Onset, MA

Dear Board Members,

On behalf of the applicants, Richard E. Kradin and Audrey Kradin, please find enclosed a Special Permit Application accompanied by supporting design drawing entitled “Proposed Additions located at 24 Cove Street, Wareham, MA” revised through November 14, 2022 (Plan) for your review and approval. This property is shown as Lot 264 on Assessor’s Map 2. The existing property contains a 1-story, single-family dwelling built around 1930 according to the Town Assessor’s records. The applicants would like to construct two small, one-story additions to the front of the dwelling. The total footprint of new expansion is approximately 105 square feet. In accordance with the determination issued by the Building Commissioner, a Special Permit would be required for this proposed project.

Zoning Requirements

The property is located in the Onset Village Residential (OV-2) Zoning District. The proposed additions will be located on the property that meet the minimum zoning setback requirements, but will increase the non-conforming nature of the structure. Below is a list of the various zoning requirements that will be intensified.

- In accordance with Article 6, Table 622, a maximum building coverage of 20% is required in this district. The property has an existing lot coverage of 20.6% and will increase to 22.1% with the construction of the proposed additions.
- In accordance with Article 6, Table 628, a maximum floor area ratio of 20% is required in this district and for the current lot size. The property has an existing floor area ratio of 20.6% and will increase to 22.1% with the construction of the proposed additions.

As outlined in Section 1355 of the Wareham Zoning Bylaws, the Board of Appeals shall find that the altered structure will not be substantially more detrimental to the neighborhood than the existing structure, will not cause undue nuisance or congestion to the neighborhood, nor create

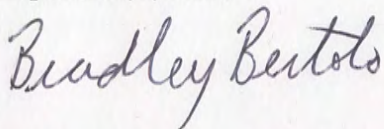
November 14, 2022

any new non-conformities. For the following reasons, we feel that the construction of these additions will neither substantially increase the nonconforming nature of the structure, nor be substantially more detrimental to the neighborhood.

- The increase in building coverage and floor area ratio will only increase by 1.5% and will not be substantially different than the current structures in the neighborhood.
- The existing 1-story dwelling will remain a 1-story dwelling, although there are 1.5-2 story dwellings on either side of the locus dwelling.
- The proposed additions will not increase the width of the dwelling greater than the maximum width of the current structure, and will maintain a front setback that is over double the allowable front setback.
- 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.

For the reasons stated above, we would appreciate your favorable vote on a Special Permit for the construction of two small additions with a total footprint of 105 square feet, which is under the purview of this board.

Respectfully yours,

A handwritten signature in cursive script that reads "Bradley Bertolo".

Bradley M. Bertolo, EIT, CSE
Project Engineer

Cc: Richard and Audrey Kradin





TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Service

October 18, 2022

Mr. Bradley Bertolo
JC Engineering, Inc.
2854 Cranberry Hwy.
East Wareham, Massachusetts, 02538

RE: 24 Cove Street

Map 2, Lot 267

I have reviewed your proposal to construct two additions on the dwelling located at 24 Cove Street, Wareham Massachusetts. At this time, I must deny your request.

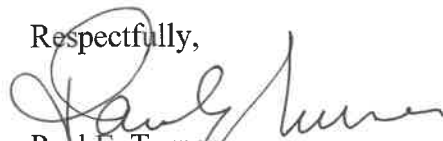
The proposed additions increases the maximum building lot coverage and maximum floor area ratio. Therefore, a Special Permit will need to be secured from the Zoning Board of Appeals to proceed with your request.

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

- **Article 6: Density and Dimensional Regulations, 620 Table of Dimensional Regulations, 622 Village Districts, Maximum Building Coverage.**
- **Article 6: Density and Dimensional Regulations, 628 Dimensional Standards for Existing Small Lots, Category 2, Floor Area Ratio.**

The subject dwelling is located in the OV2 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.

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 \$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: 24 COVE STREET LOT: 264 MAP: 2

ZONING DISTRICT: Onset Village Res.-OV2

USE REQUESTED: SINGLE FAMILY DWELLING

OWNER OF LAND & BUILDING: RICHARD E. & AUDREY KRADIN TEL.# _____

ADDRESS OF OWNER: 37 FILLMORE LANE, WALPOLE, MA 02081

PERSON(S) WHO WILL UTILIZE PERMIT: RICHARD E. & AUDREY KRADIN

ADDRESS: 37 FILLMORE LANE, WALPOLE, MA 02081

DATE: 11/11/22 SIGNATURE: _____

This application was received on the date stamped here:

Town Clerk: _____ Date: _____

Tax Collector: _____ Date: _____

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 X Site Plan _____ Appeal _____

Date stamped in: _____ Date decision is due _____

Applicant's Name: Richard E. Kradin & Audrey Kradin

Applicant's Address: 37 Fillmore Lane, Walpole, MA 02081

Telephone Number: _____

Cell Phone Number: _____

Email Address: audreykradin@gmail.com

Address of Property/Project: 24 Cove Street, Onset

Landowner's Name: Richard E. Kradin & Audrey Kradin

Owner's Address: 37 Fillmore Lane, Walpole, MA 02081

Telephone Number: _____

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

Map 2 Lot 264 Zone Onset Village Res. (OV2)

Date Approved _____ Date Denied _____

Comments: _____

24 COVE ST

Location 24 COVE ST

Mblu 2 / / 264 / /

Acct#

Owner KRADIN RICHARD E

Assessment \$404,200

Appraisal \$404,200

PID 1183

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$147,900 | \$256,300 | \$404,200 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$147,900 | \$256,300 | \$404,200 |

Owner of Record

Owner KRADIN RICHARD E
Co-Owner KRADIN AUDRY
Address 37 FILLMORE LN
WALPOLE, MA 02081

Sale Price \$100
Certificate
Book & Page 39428/0099
Sale Date 12/20/2010
Instrument 1A

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| KRADIN RICHARD E | \$100 | | 39428/0099 | 1A | 12/20/2010 |
| KRADIN RICHARD E | \$100 | | 27311/0107 | 1A | 12/30/2003 |
| KRADIN RICHARD E TRUSTEE | \$0 | | 13405/0061 | | 02/01/1995 |
| KRADIN JEAN | \$1 | | 8279/0325 | UNKQ | 02/03/1988 |

Building Information

Building 1 : Section 1

Year Built: 1930
Living Area: 912
Replacement Cost: \$210,093

Building Percent Good: 70

Replacement Cost

Less Depreciation: \$147,100

Building Attributes

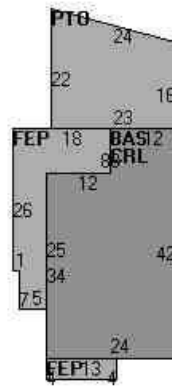
| Field | Description |
|--------------------|---------------|
| Style: | Bungalow |
| Model | Residential |
| Grade: | Ave |
| Stories: | 1 Story |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asphalt Shing |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | |
| Interior Flr 1 | Linoleum |
| Interior Flr 2 | Carpet |
| Heat Fuel | None |
| Heat Type: | None |
| AC Type: | Central |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 5 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Average |
| # of Fireplaces | 1 |
| Fireplace Type | 01 |
| Finish Bsmt SF | |
| Fin Bsmt Qual | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPphotos/\00\03\31\60.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPphotos//Sketches/1183_118)

| Building Sub-Areas (sq ft) | | | <u>Legend</u> |
|----------------------------|----------------|------------|---------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 912 | 912 |
| CRL | Crawl Space | 912 | 0 |
| FEP | Enclosed Porch | 339 | 0 |
| PTO | Patio | 437 | 0 |
| | | 2,600 | 912 |

Extra Features

| Extra Features | <u>Legend</u> |
|----------------------------|---------------|
| No Data for Extra Features | |

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone OVR
Neighborhood 0061
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.16
Frontage 0
Depth 0
Assessed Value \$256,300
Appraised Value \$256,300

Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|-------------|----------|-----------------|------------|-------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| SHD1 | SHED/FRAME | | | 80.00 S.F. | \$800 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$147,900 | \$256,300 | \$404,200 |
| 2021 | \$127,500 | \$256,300 | \$383,800 |
| 2020 | \$119,500 | \$256,310 | \$375,810 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$147,900 | \$256,300 | \$404,200 |
| 2021 | \$127,500 | \$256,300 | \$383,800 |
| 2020 | \$119,500 | \$256,300 | \$375,800 |

QUITCLAIM DEED

I, **Richard E. Kradin**, of 22 Quail Run, Canton, Massachusetts, for consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars, grant to **Richard E. Kradin and Audry Kradin**, husband and wife as tenants by the entirety, of 22 Quail Run, Canton, Massachusetts,

With quitclaim covenants

A certain parcel of land with the buildings thereon and all appurtenances thereto belonging in that part of Wareham called Point Independence, Onset, on the Northerly side of Cove Street, and being Lot numbered Two Hundred Sixty-Four (264) on a plan of land formerly of the Estate of Mary E. Hammond, Wareham, Massachusetts, dated May 1924, T.A. Churbuck, C.E., recorded with the Plymouth County Registry of Deeds in Plan Book 3, Page 809.

For title, reference may be made to Deed recorded with Plymouth County Registry of Deeds in Book 27311, Page 107.



2010 00108251

Bk: 39428 Pg: 99 Page: 1 of 1
Recorded: 12/20/2010 09:05 AM
ATTEST: John B. Buckley, Jr. Register
Plymouth County Registry of Deeds

WITNESS my hand and seal this 17th day of December, 2010.

Richard E. Kradin

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

December 17, 2010

Then personally appeared the above named **Richard E. Kradin** who produced satisfactory identification (drivers license) which was sufficient to prove to me that said person is the individual indicated and acknowledged the foregoing instrument to be his free act and deed, before me.

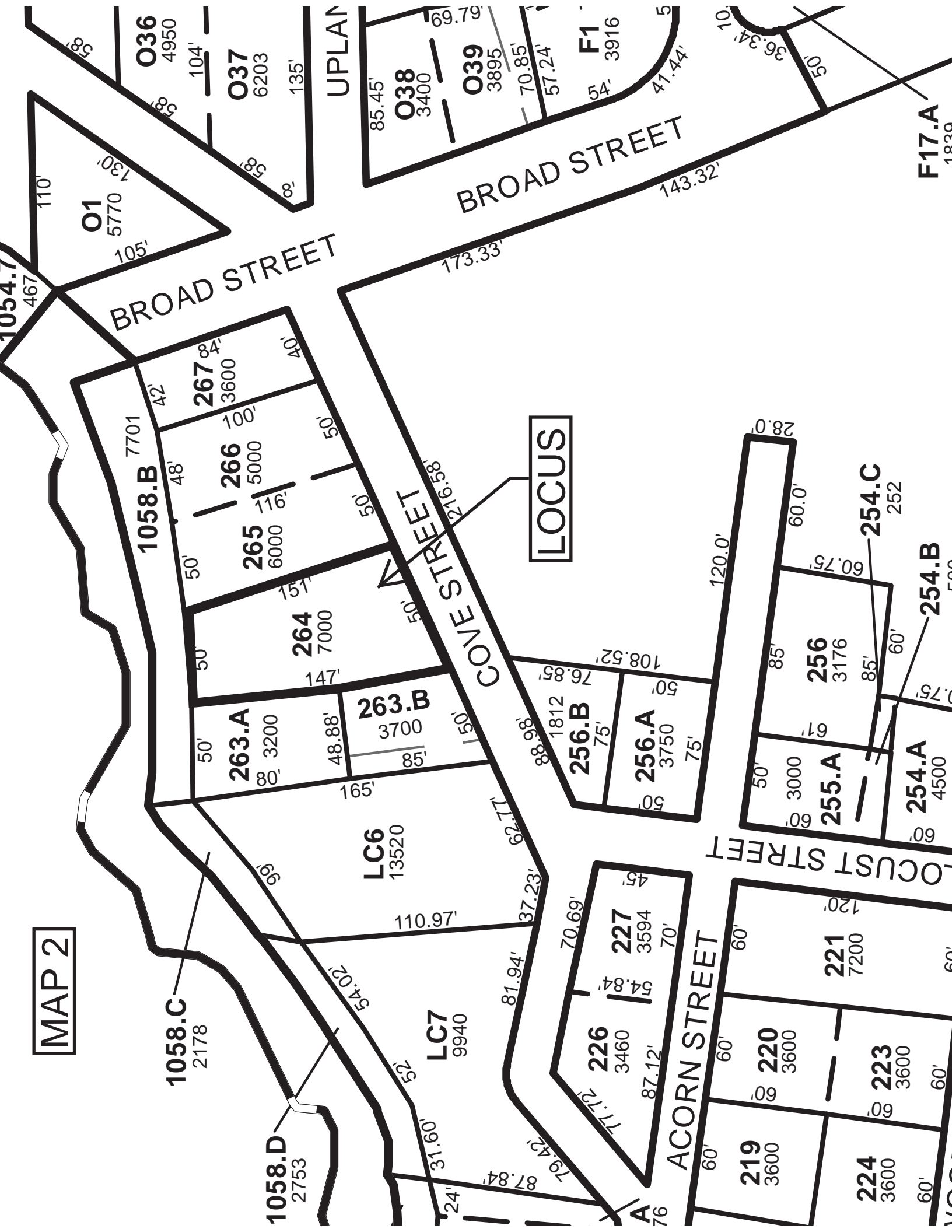
Notary Public
My Commission Expires: 3-2-11



3 Grenham Law
900 Washington St
Narwood, MA
02062

Property Address: 24 Cove Street, Wareham, MA

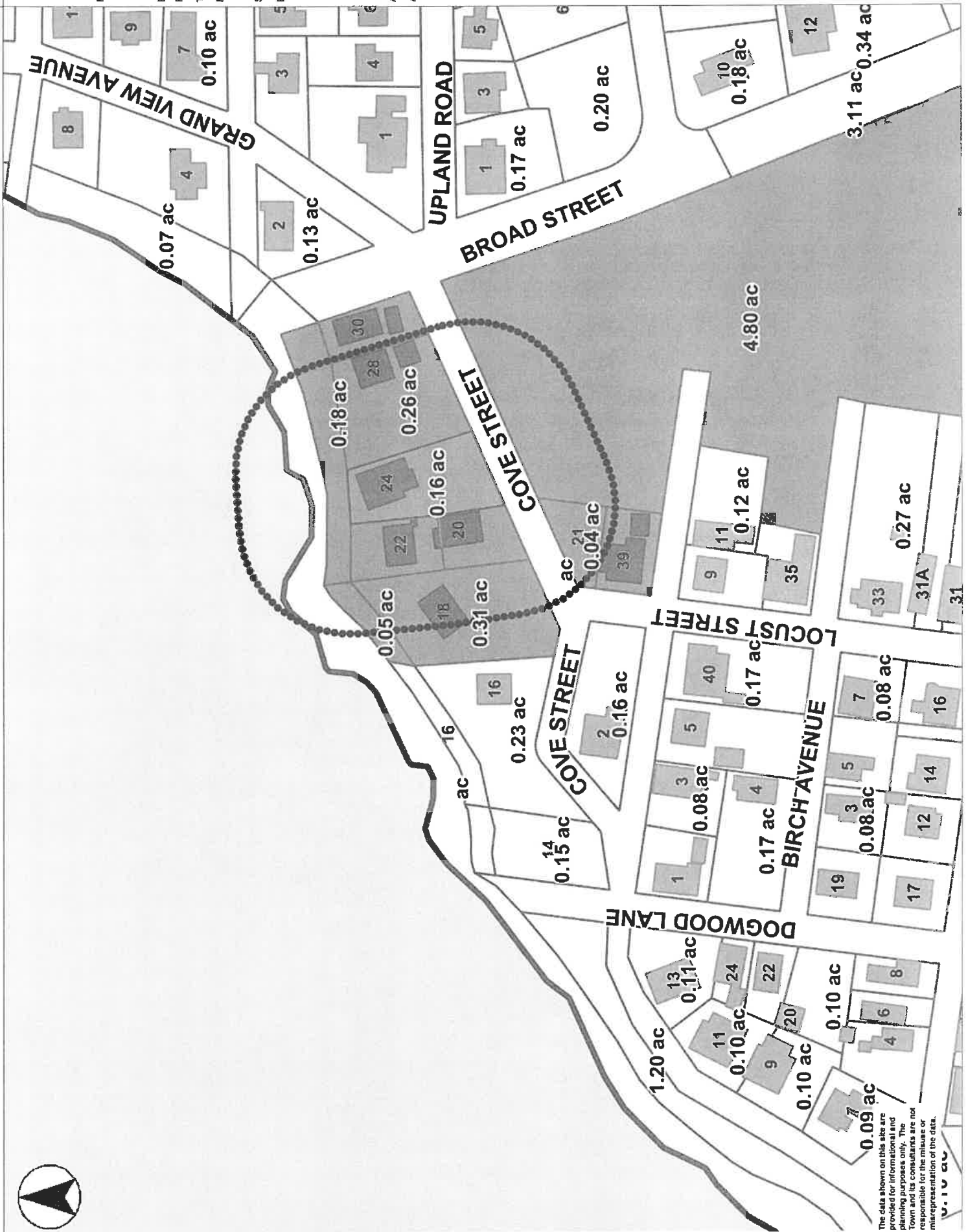
MAP 2



| MAP & LOT | OWNER | CO-OWNER | STREET ADDRESS | TOWN | STATE | ZIP CODE |
|-----------------------------------|-------------------------------|------------------------------|------------------------|----------------|-------|----------|
| TOWN OF WAREHAM ABUTTERS | | | | | | |
| MAP 2 LOT 264 300' | | | | | | |
| OWNER RICHARD E + AUDRY KRADIN | | | | | | |
| 2-LC6 | MARSHALL BENJAMIN J | MARSHALL LISA | 128 ACADEMY HILL RD | BOSTON | MA | 02135 |
| 2-256/A | MARIA A CARVALHO REALTY TRUST | | 43 KENSINGTON ST | E PROVIDENCE | RI | 02914 |
| 2-263/A | MILANOSKI ANTHONY F | MILANOSKI DOROTHY C TRUSTEES | 504 S FLORIDA AVE | TARPON SPRINGS | FL | 39689 |
| 2-263/B | HEMOND GUY G | HEMOND GINA M | 8 PARK LN AVE | MILFORD | MA | 01757 |
| 2-256/B | LAVALLIE GEORGE A | | 189 WALNUT ST #3 | LEOMINSTER | MA | 01453 |
| 2-264 | KRADIN RICHARD E | KRADIN AUDRY | 37 FILLMORE LN | WALPOLE | MA | 02081 |
| 2-1058/B | MANN MARJORIE F TRUSTEE | MARJORIE F MANN TRUST | 620 HEAD OF THE BAY RD | BUZZARDS BAY | MA | 02532 |
| 2-265 | GRANT ILYSSA S | | PO BOX 1312 | ONSET | MA | 02558 |
| 2-267 | WATERSCAPE LLC | | 87 MOUNT VERNON ST | W ROXBURY | MA | 02132 |
| 2-1025/B | TOWN OF WAREHAM | | TOWN HALL | WAREHAM | MA | 02751 |
| CERTIFIED ABUTTERS AS THEY APPEAR | | | | | | |
| ON OUR TAX ROLLS AS OF 11/8/2022 | | | | | | |
| ASSESSORS OFFICE | | | | | | |
| <i>by Renee Abus</i> | | | | | | |
| REQUESTED BY | | | | | | |
| BRADLEY BERTOLO | | | | | | |
| 508 273-0377 | | | | | | |
| BBERTOLO@JCENG.ORG | | | | | | |



- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Rout
- Streets
 - Bathymetry
 - 0-5 ft
 - 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 Town and its consultants are not responsible for the misuse or misrepresentation of the data.

V.I.V. LLC

160

320 ft

Printed on 11/08/2022 at 11:36 AM

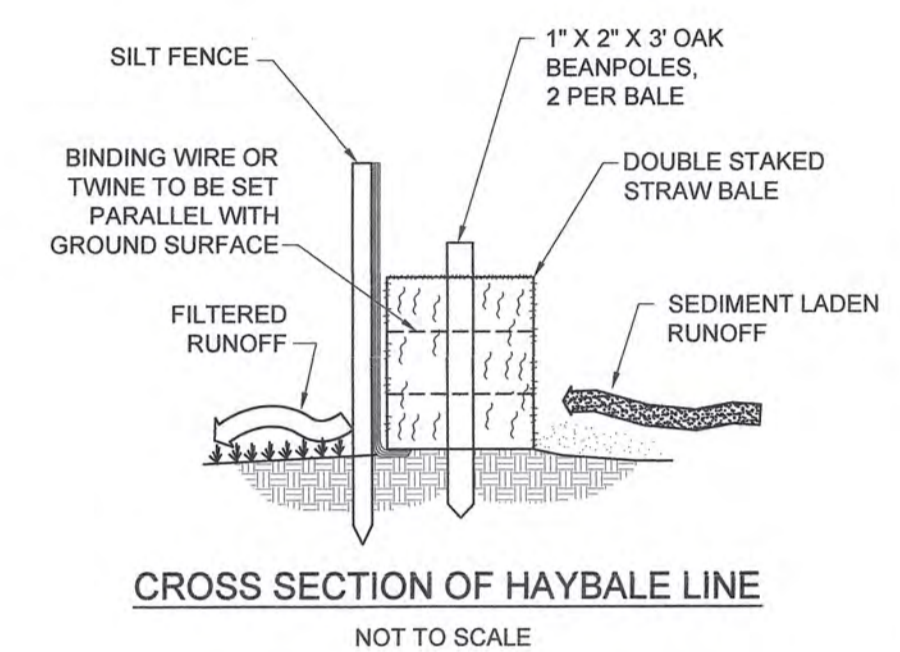
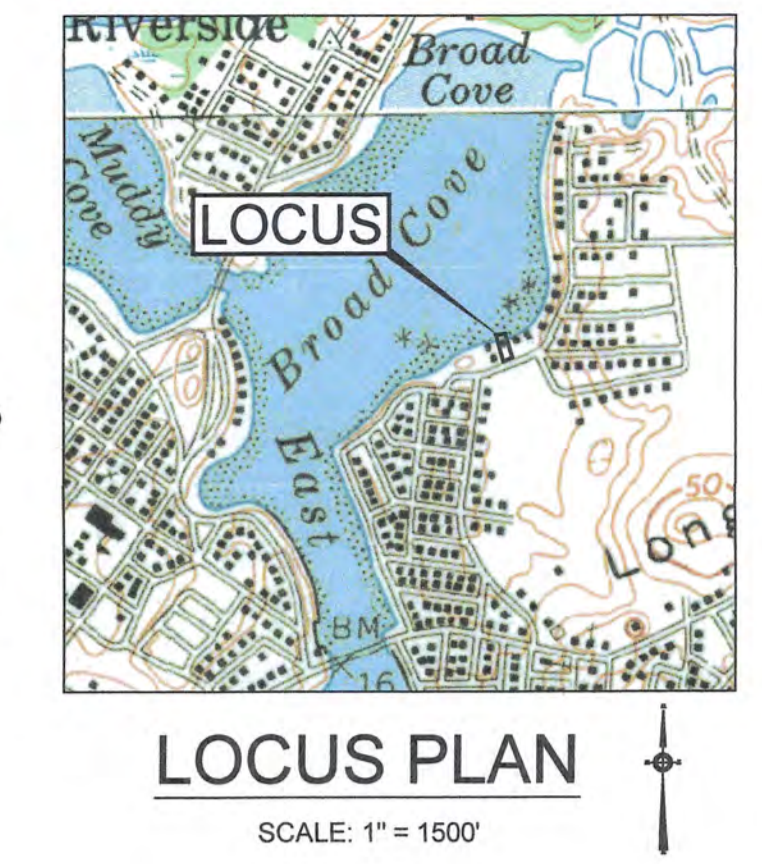
NOTES:

- LOCUS IS SHOWN AS LOT 264 ON WAREHAM ASSESSOR'S MAP 2.
- OWNER OF RECORD: RICHARD E. KRADIN
AUDREY KRADIN
37 FILLMORE LANE
WALPOLE, MA 02081
- DEED REFERENCE: DEED BOOK 39428, PAGE 99
- PLAN REFERENCE: PLAN BOOK 3, PAGE 809
- ELEVATIONS ESTABLISHED BY GPS SURVEY AND ARE BASED UPON N.A.V.D. 88 DATUM.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE(EL. 14) AS SHOWN ON FIRM PANEL 25023C0582K, DATED 2/9/2014.
- PROPERTY IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN, NOR WITHIN PRIORITY OR ESTIMATED HABITAT AS SHOWN ON THE NHESP ATLAS.
- UTILITIES DEPICTED HEREON ARE APPROXIMATE ONLY AND REPRESENT WHAT WAS VISIBLE AT THE TIME OF SURVEY. NOT ALL UTILITIES ARE SHOWN.

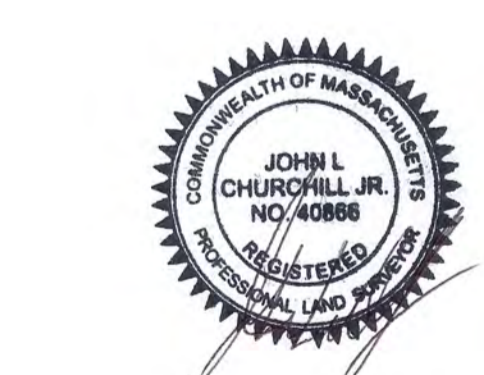
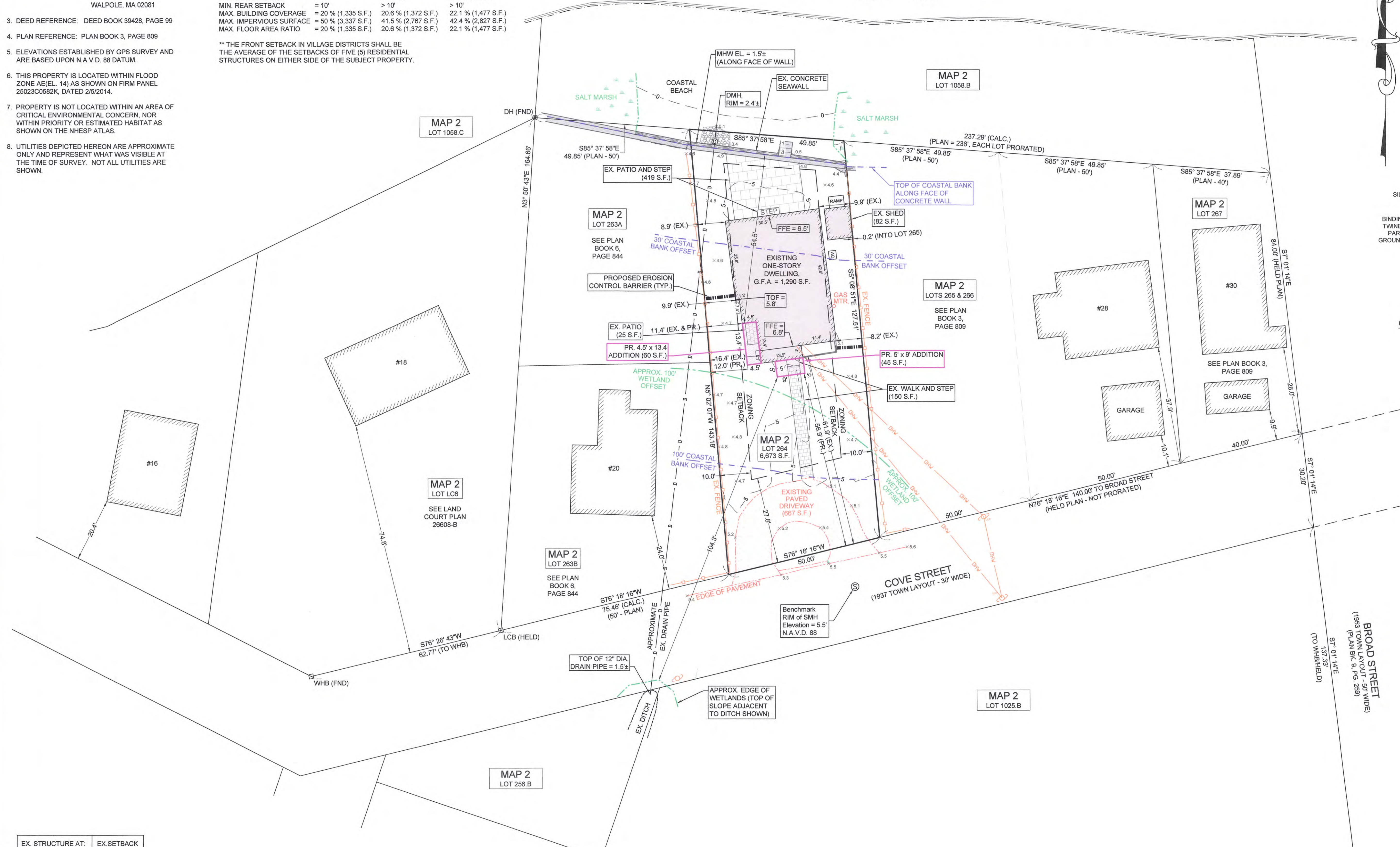
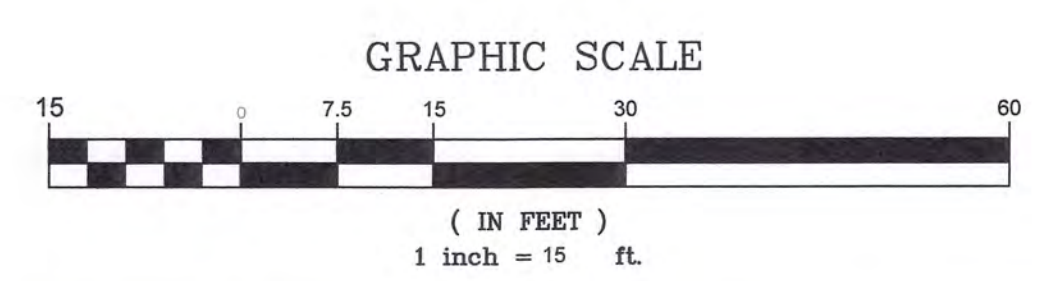
ZONING DISTRICT: ONSET VILLAGE RESIDENTIAL - OV2
(TABLES 622 AND 628)

| | MIN. LOT SIZE | EXISTING | PROPOSED |
|--|--|--------------------|--------------------|
| | = 10,000 S.F. | 6,673 S.F. | NO CHANGE |
| | MIN. FRONTAGE = 50' | 50' | NO CHANGE |
| | MIN. FRONT SETBACK = ** (27.8') | 61.9' | 56.9' |
| | MIN. SIDE SETBACK = 10' | 8.9' / 8.2' | NO CHANGE |
| | MIN. REAR SETBACK = 10' | > 10' | > 10' |
| | MAX. BUILDING COVERAGE = 20% (1,335 S.F.) | 20.6% (1,372 S.F.) | 22.1% (1,477 S.F.) |
| | MAX. IMPERVIOUS SURFACE = 50% (3,337 S.F.) | 41.5% (2,767 S.F.) | 42.4% (2,827 S.F.) |
| | MAX. FLOOR AREA RATIO = 20% (1,335 S.F.) | 20.6% (1,372 S.F.) | 22.1% (1,477 S.F.) |

** THE FRONT SETBACK IN VILLAGE DISTRICTS SHALL BE THE AVERAGE OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.



| EX. STRUCTURE AT: | EX. SETBACK |
|-------------------|-------------|
| 16 COVE STREET | 20.4' |
| 18 COVE STREET | 74.8' |
| 22 COVE STREET | 24.0' |
| 28 COVE STREET | 10.1' |
| 30 COVE STREET | 9.9' |
| SUM: | 139.2' |
| AVERAGE: | 27.8' |



PROPOSED ADDITIONS
AT
24 COVE STREET
WAREHAM, MA

PREPARED FOR:
AUDREY KRADIN

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

SCALE: 1" = 15' OCTOBER 6, 2022
REV1: NOV. 14, 2022