

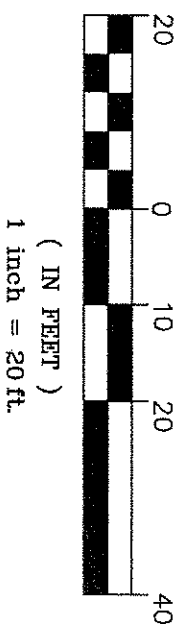
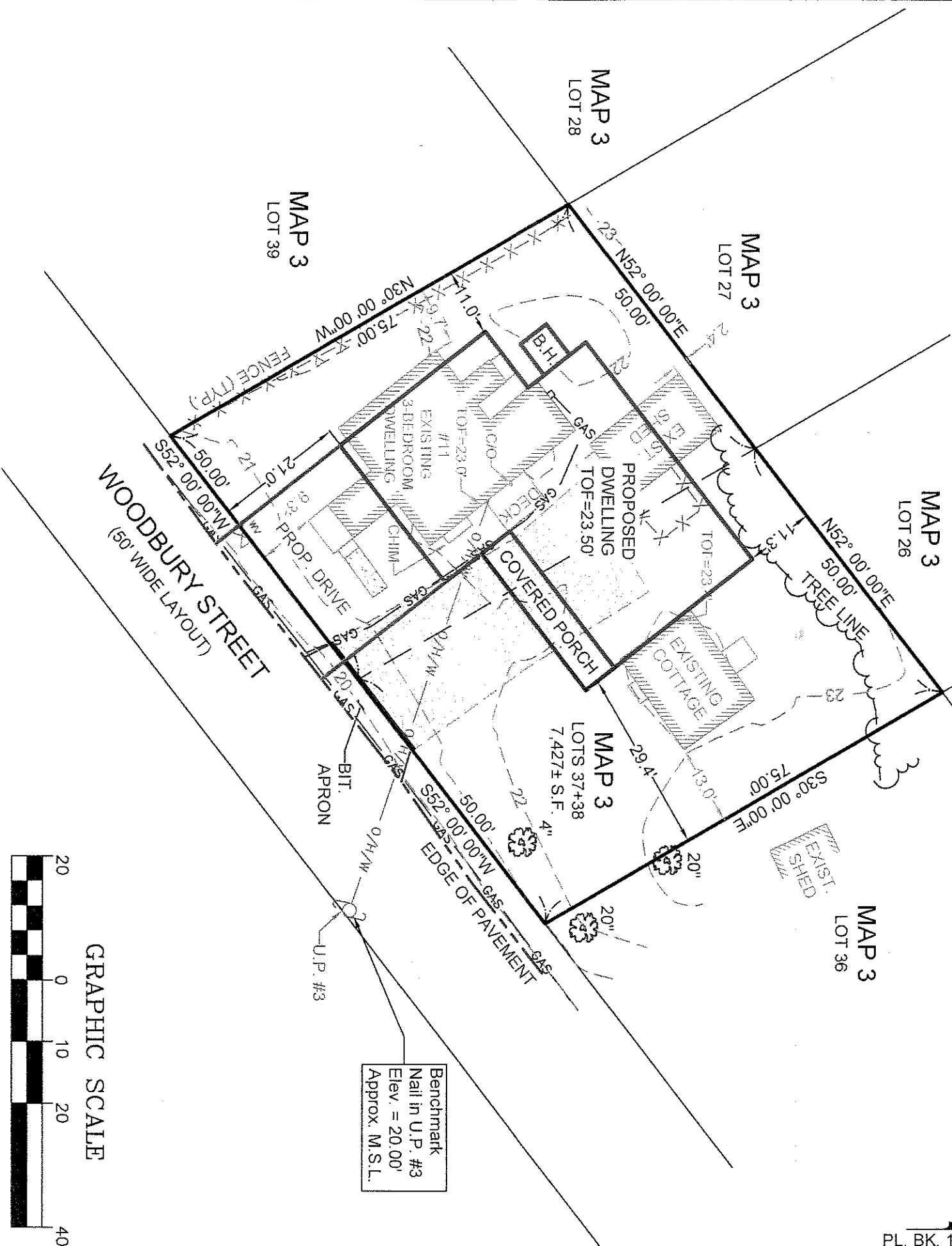
# PLOT PLAN

CLIENT FILE NO. 4770 DEED REF: BOOK: 14068 PAGE: 36  
 OWNER: JOHN J. & ERMA C. DANGOIA, TRUSTEES PLAN REF: BOOK: 1 PAGE: 132  
 THE DANGOIA FAMILY REALTY TRUST LAND COURT CERT. OF TITLE:  
 ADDRESS: 9 & 11 WOODBURY STREET LAND COURT PLAN:  
 ONSET, MA 02532 ASSESSORS MAP: 3 LOTS: 37+38

**ZONING DISTRICT: MR-30**

REGULATION	EXISTING	PROPOSED
LOT AREA = 30,000 S.F. MIN.	7,427 S.F.	N/A
FRONTAGE = 150' MIN.	100.0'	N/A
FRONT SETBACK = 20' MIN.	9.3'	21.0'
SIDE SETBACK = 10' MIN.	9.7'	11.0'
REAR SETBACK = 10' MIN.	2.4'	11.3'
BUILDING HEIGHT = 35' MAX	< 35'	< 35'
BUILDING COVERAGE = 25% MAX	17%*	27.5%
IMPERVIOUS SURFACE = NR	N/A	N/A
FLOOR AREA RATIO = 25% MAX	13%*	39.0%

\*FOR BOTH EXISTING STRUCTURES



I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED STRUCTURE as shown on this plan are correct and were based on a field instrument survey. Conformance to the Town of Wareham By-Laws and Regulations shall be determined by the Zoning Enforcement Agent.

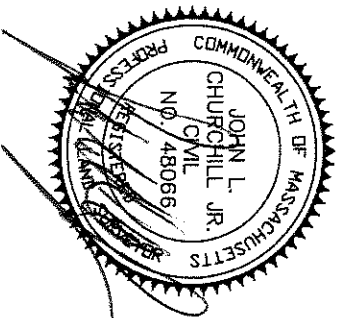
DATE: JANUARY 17, 2020 SCALE: 1" = 20'

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**JC ENGINEERING, INC**

2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538

TEL: (508) 273-0377 FAX: (508) 273-0367



Professional Land Surveyor

Date 1/17/20

A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25023C0582K DATED 2/5/2014 HAS BEEN CONDUCTED AND TO THE BEST OF MY INTERPRETATION, THIS PROPOSED DWELLING IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.

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 \$80.00.

\*\*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: 11 Woodbury St. MAP: 3 LOT: 37+38

ZONING DISTRICT: \_\_\_\_\_

USE REQUESTED: residence

OWNER OF LAND & BUILDING: Raymond + Lisa Nelson TEL.# 508.802.8729

ADDRESS OF OWNER: 11 Woodbury St.

PERSON(S) WHO WILL UTILIZE PERMIT: Raymond Nelson

ADDRESS: 11 Woodbury St.

DATE: 11-30-20 SIGNATURE: Raymond Nelson

This application was received on the date stamped here:

Town Clerk:	_____	Date:	_____		
Tax Collector:	<u>Bathy Heng</u>	Date:	<u>11/30/20</u>		
Planning/Zoning Dept.:	<u>Ronald Raposo</u>	Date:	<u>11/30/2020</u>		
Application fee paid:	<u>300.00</u>	Check #:	<u>1250</u>	Receipt:	_____
Advertising fee paid:	<u>80.00</u>	Check #:	<u>1251</u>	Receipt:	_____
Abutters fee paid:	<u>78.00</u>	Check #:	<u>1253</u>	Receipt:	_____

WAREHAM TOWN CLERK  
2020 DEC 7 AM 11:40

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: Raymond + Lisa Nelson

Applicant's Address: 11 Woodbury St

Telephone Number: 508-802-8729 or 508-574-3090

Cell Phone Number: " " " "

Email Address: RJACKNELSON@YAHOO.COM

Address of Property/Project: 11 Woodbury St.

Landowner's Name: Raymond + Lisa Nelson

Owner's Address: 11 Woodbury St.

Telephone Number: 508-802-8729

Contact Person: Raymond Nelson Telephone Number: 508-802-8729

Map \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_

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

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



2019 00064556

Bk: 51491 Pg: 293 Page: 1 of 2

Recorded: 08/12/2019 10:24 AM

ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

QUITCLAIM DEED

9-11 Woodbury Street, Onset, Massachusetts

I, LISA NELSON, individually, with an address of 23 Red Mill Road, Bridgewater, Massachusetts, for consideration paid of Less Than One Hundred (\$100.00) Dollars, grant to LISA NELSON and RAYMOND J. NELSON, husband and wife, tenants by the entirety, of 23 Red Mill Road, Bridgewater, Massachusetts,

with QUITCLAIM COVENANTS,

Two certain parcels of land, together with the buildings and other improvements thereon, described as follows:

PARCEL 1: A certain parcel of land in Wareham, Plymouth County, Massachusetts, known as Lot #38 as shown on a plan of Nanumett Heights, drawn by T.A. Churbuck, CE, recorded with Plymouth County Registry of Deeds, Plan Book 1, Page 132. Said lot being bounded and described as set forth in said Plan.

PARCEL 2: A certain parcel of land situated in Wareham, Plymouth County, Massachusetts, at Point Independence, and being shown as lot numbered thirty-seven (37) on a Plan of Nanumett Heights, drawn by T.A. Churbuck, CE, filed with Plymouth County Registry of Deeds in Plan Book 1, Page 132.

The conveyance is made together with a right of way to and from the beach over Eddy Street and Bay Street at said Nanumett Heights.

Grantor hereby releases any and all rights of homestead, if any, in and to the premises conveyed hereby and certifies under the pains and penalties of perjury that there are no other persons entitled to any rights of homestead under G.L. c. 188 in the premises conveyed by this Deed. Neither Grantor, nor her husband, RAYMOND J. NELSON, occupy the premises as their primary residence and neither is entitled to any rights of homestead.

For title see deed recorded at Plymouth Registry of Deeds at Book 14068, Page 36 and Quitclaim Deed of even date from THE JOHN J. DANGOIA AND ERMA C. DANGOIA REVOCABLE TRUST to the Grantor, recorded herewith.

THIS DEED PREPARED WITHOUT EXAMINATION OF TITLE.





# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Director of Inspectional Services

Raymond & Lisa Nelson  
23 Red Mill Rd  
Bridgewater, MA 02324

November 5, 2020

RE: 11 Woodbury Street

### Notice of Violation

Dear Mr. & Mrs. Nelson,

It has been brought to my attention that a building permit was issued in error for construction of a single family dwelling at 11 Woodbury Street, in Wareham, MA; a building in which you own and or are in control of. Although at no fault of your own, the permit was issued as of right, when in fact it required zoning board relief for a floor area ratio infraction as well as a new building coverage infraction. The building is in violation of the Wareham Zoning By-law.

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**ZBL §§ 628, Dimensional Standards for existing Small Lots:** Your new dwelling increased the floor area ratio from 13% to 39% where 25% is permitted. This is a new non-conformity and will require a Variance from the Zoning Board of Appeals.

**ZBL §§ 621, Residential Districts:** You have increased the building coverage from 17% to 27.5% where 25% is permitted. This is a new non-conformity and will require a Variance from the Zoning Board of Appeals.

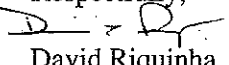
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**Remedy:** You must make application to the Zoning Board of Appeals to request the required relief for this project. If you are successful in your request, you will bring a copy of the recorded zoning decision to the building department in order to authorize the final inspection of your home and receive the certificate of occupancy. If you are not successful, we will further discuss any possible options to bring the structure into 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.**

Your immediate attention to this matter is appreciated

Respectfully,

  
David Riquinha  
Building Commissioner  
Zoning Enforcement Officer

54 Marion Road, Wareham, MA 02571  
Tel: (508) 291-3100 ext. 3190 Fax: (508) 291-3116