



This form was received on the date stamped here:

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:

- Complete this form.
- Read information packets. (Directions attached)
- Submit application form and packet of information to Town Clerk for signature.
- Submit application form to Town Collector for signature.
- 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: 40R CHIPPEWA DR. MAP: 7 LOT: 130

ZONING DISTRICT: R-30

USE REQUESTED: residential

OWNER OF LAND & BUILDING: Dorothy A. Pipher, Trustee

ADDRESS OF OWNER: 40 Chippeewa Dr, Buzzards Bay 02532

PERSON(S) WHO WILL UTILIZE PERMIT: William Major, Major Construction

ADDRESS: 40 Winter St Bridgewater, MA 02324

DATE: 1/19/2023 SIGNATURE: Dorothy A. Pipher

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 _____ Site Plan _____ Appeal _____

Date stamped in: _____ Date decision is due _____

Applicant's Name: Dorothy A. Pipher

Applicant's Address: 40 Chippewa Drive, Buzzards Bay, 02532

Telephone Number: NA

Cell Phone Number: 774-271-1136

Email Address: dap2018@yahoo.com

Address of Property/Project: 40R Chippewa Dr. Wareham 02571

Landowner's Name: Dorothy A. Pipher, Trustee

Owner's Address: 40 Chippewa Drive, Buzzards Bay, 02532

Telephone Number: 774-271-1136

Contact Person: Dorothy Pipher Telephone Number: 774-271-1136

Map 7 Lot 130 Zone R-30

Date Approved _____ Date Denied _____

Comments: _____



2018 00101245

Bk: 50589 Pg: 106 Page: 1 of 2
Recorded: 12/04/2018 09:47 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

Dorothy Pipher
40 Chippewa Dr.
Wareham MA 02571

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/04/2018 09:47 AM
Ctrl# 120193 30281 Doc# 00101245
Fee: \$1,089.84 Cons: \$239,000.00

CANCELLED

I, Jennifer Dixon-Acosta, F/K/A Jennifer L. Brown, Unmarried, of 246 Bramblebush Road, Stoughton, Norfolk County, Massachusetts 02072, for consideration paid, and in for consideration of **TWO HUNDRED THIRTY-NINE THOUSAND AND 00/100 DOLLARS (\$239,000.00)** of Dorothy Pipher, Individually, now of 40 Chippewa Drive, Wareham MA, Plymouth County, Massachusetts 02571, with **QUITCLAIM COVENANTS**;

The land with the buildings, situated in the part of Wareham, Plymouth County, Massachusetts, Known as Indian Mound Beach and sometimes known as Cohasset Park, duly recorded in Plymouth County Registry of deeds in Plan Book 1, Page 530, and being shown as Lots 130 and 131 on said plan and to which plan reference may be had for a more particular description.

This conveyance is made together with the right of way in common with others to the water visa Salt Works Road and Cedar Street.

The above described premises are conveyed together with the benefit of and subject to all rights, rights of way, restrictions, easements and reservation of record if the same are in force and applicable.

The Grantor hereby releases any and all rights of Homestead in and to the premises conveyed hereby and warrants and represent under the penalties of perjury that there are no persons entitled to any rights of homestead under G.L. c. 188 in the premises conveyed by this deed.

For grantor's title see deed recorded with the Plymouth County Registry of Deeds, dated on July 12, 2005 at Book 30906, Page 280.

40 Chippewa Drive, Wareham, MA 02571

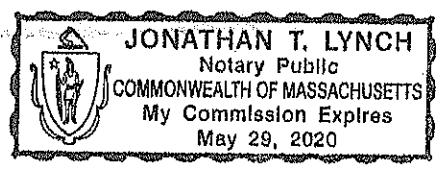
WITNESS MY HAND THIS 4th day of December 2018.

Jennifer Dixon-Acosta
Jennifer Dixon-Acosta

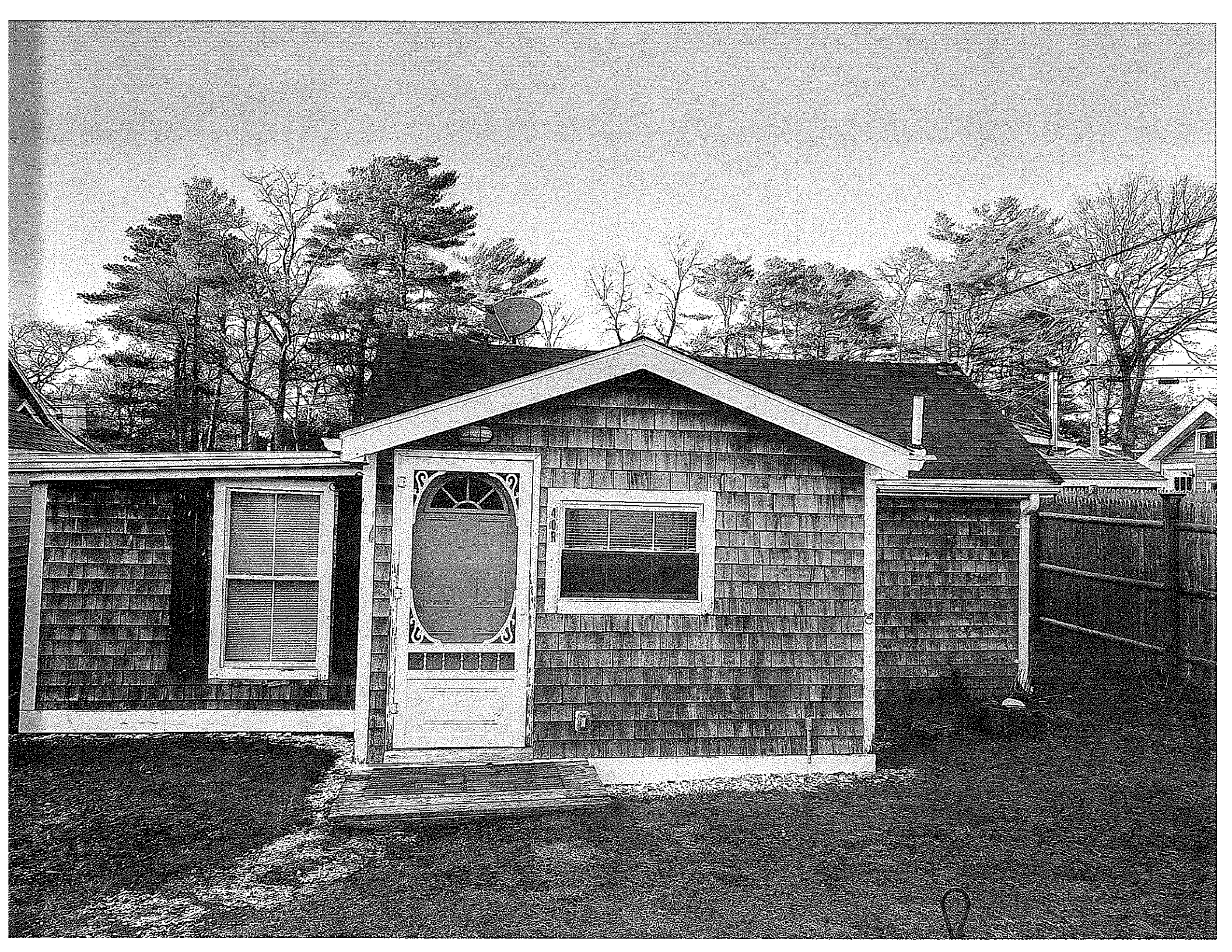
COMMONWEALTH OF MASSACHUSETTS

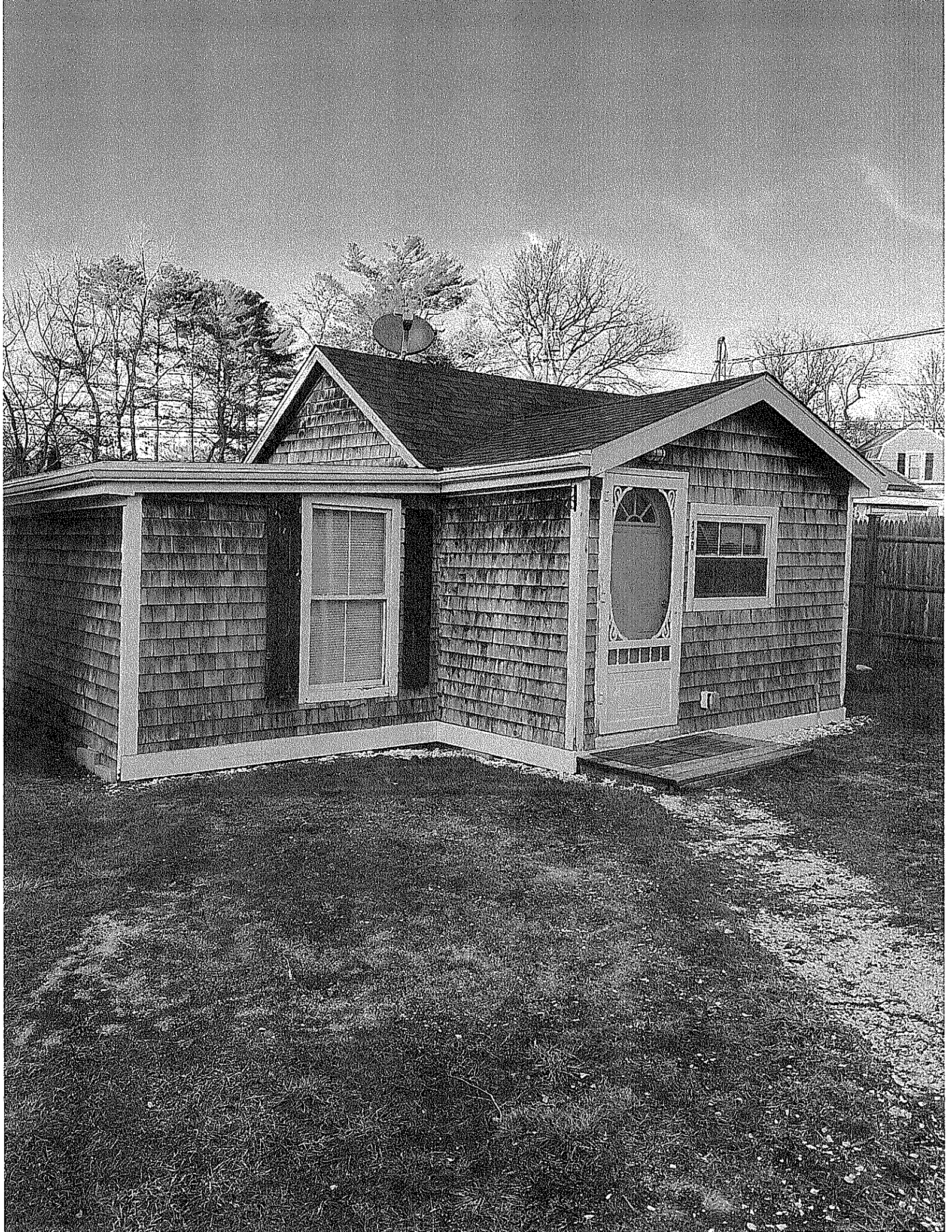
COUNTY OF PLYMOUTH, ss.

On this 4th Day of December 2018 before me, the undersigned notary public, personally appeared **Jennifer Dixon-Acosta** and provided to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



JTL
My Commission Expires
Notary Public: 5/29/20





I am looking to replace the existing structure as it is showing its age and has no foundation.

I would like to demolish the existing building and rebuild on a full foundation within the same footprint to Massachusetts state building codes.



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

January 12, 2023

Mr. William Major
40 Winter Street
Bridgewater, Massachusetts 02324

RE: 40R Chippewa Drive / Map # 7, 130

I have reviewed your building application B-23-21 proposing to demolish and rebuild the structure located at 40R Chippewa Drive Wareham, Massachusetts. At this time I must deny your request.

The lot currently has two principle structures on one lot. The existing rear building has encroachment on the rear and side setbacks. The existing Building coverage and Floor Area Ratio are both above the allowed percentage.

Your application is being denied under the following section of the Wareham Zoning By-Laws:

Article 6: Density and Dimensional Regulations;

613 One Principle Residential Building per Lot

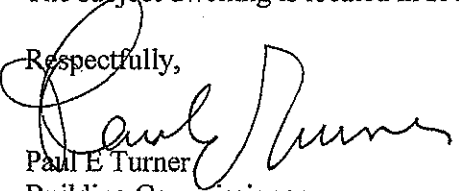
**621 Residential Districts R-30, Rear setback, Side setback,
Building coverage.**

628 Dimensional Standards for Small Lots, Category 2, F.A.R.

Therefore, a Special Permit must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in R-30 Zoning district.

Respectfully,


Paul E Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments 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

Phone

774-271-1136

Email

djpa2418@yahoo.com

Date of Request

1-18-23

Property Information

Owners Name

Dorothy A. Piper Trust

Property Location

40R Chippewa Drive

Map/Lot

7/130 + 131

Distance Required

Direct

100'

300'

500'

Which Board are you appearing before?

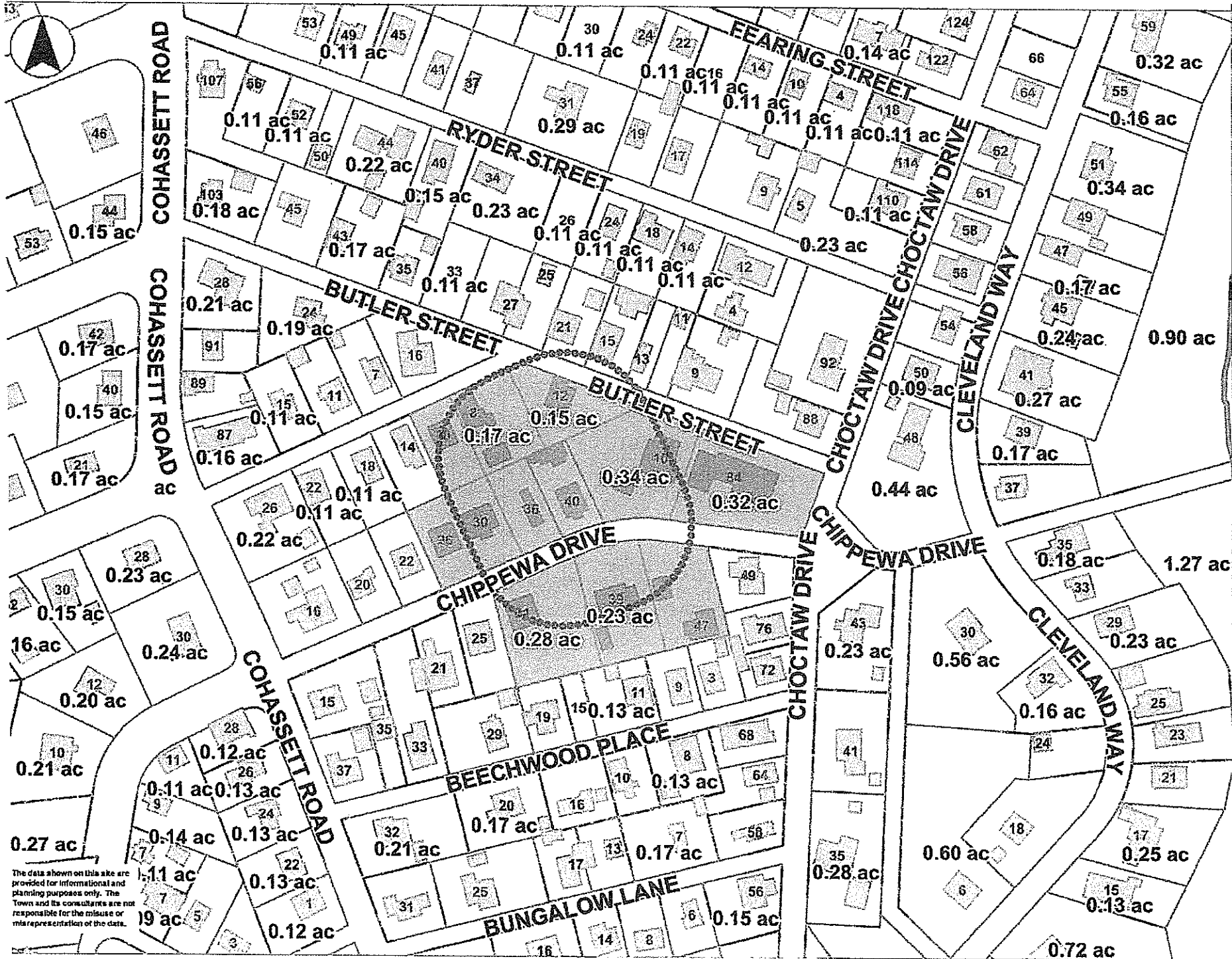
Zoning Board

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

RECEIVED
JAN 18 2023

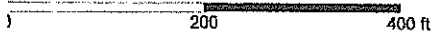
TOWN OF WAREHAM
ASSESSING DEPARTMENT

TOWN OF WAREHAM ABUTTERS						
MAP 7 LOT 130 + 131						
OWNER DOROTHY A PIPHER TRUSTEE						
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
7-135	DISTOLFO DIANE M LIFE ESTATE		6 BUTLER ST	BUZZARDS BAY	MA	02532
7-132	TILLMAN DEMETRUIS L		10 BUTLER ST	BUZZARDS BAY	MA	02532
7-112	MACKIE WILLIAM R	CARRIGAN NOREEN J	10 TOMAHAWK DR	BUZZARDS BAY	MA	02532
7-124	GOODWIN RAYMOND	GOODWIN AMY	26 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7/A-3-10	DECKEL KAREN L		31 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7-126	CORSANO KAREN A + WILLIMAN DANEIL TRS	WILLIMAN DANIEL + CORSANO KAREN A TRS	287 HARVARD ST #44	CAMBRIDGE	MA	02139
7/A-3-4	BULLOCK JOAN A TRUSTEE	BULLOCK FAMILY REV TRUST	47 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7-117	CURNYN JAMES P	CURNYN LYNNE M	12 BUTLER ST	BUZZARDS BAY	MA	02532
7-130	PIPHER DOROTHY A TRUSTEE	DOROTHY A PIPHER REV TRUST	40 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7-128	PIPHER DOROTHY A TRUSTEE	DOROTHY A PIPHER REV TRUST	40 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7-114	PLANT LUCIE M TR THE LUCIE M	PLANT TRUST	8 TOMAHWK DR	BUZZARDS BAY	MA	02532
7/A-3-7	WHITE MICHAEL T	WHITE ALICE L	39 CHIPPEWA DR	BUZZARDS BAY	MA	02532
CERTIFIED ABUTTERS AS THEY APPEAR						
ON OUR TAX ROLLS AS OF 1/18/2023						
<i>W. Renee Atkins</i>						
ASSESSORS OFFICE						
REQUESTED BY						
DOROTHY A PIPHER						
774 271-1136						
DAP2018@YAHOO.COM						



- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Route
- 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.



Printed on 01/18/2023 at 09:20 AM

MapsOnline by PeopleGIS

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				925 WAREHAM, MA
PIPER DOROTHY A TRUSTEE DOROTHY A PIPHER REV TRUST		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	
40 CHIPPEWA DR BUZZARDS BAY MA 02532			3 Public Sewer			RES BLDG	1090	194,600	194,600	
						RES LAND	1090	80,400	80,400	
						RES BLDG	1091	89,400	89,400	
						RES OTHER	1091	400	400	
						Total		364,800	364,800	
SUPPLEMENTAL DATA										
Alt Prcl ID										
Total Ac 0.12						Plan # 131				
District S.C.E. 21						Assoc. Parcels				
GIS ID M_272070_834237						Assoc Pid#				

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
54113 29	12-31-2020	U	I	1	1A	2023	1090	194,600	2022	1090	139,000	2021	1090	119,500		
50589 0106	12-04-2018	Q	I	239,000	00		1090	80,400		1090	80,400		1090	80,400		
30906 0280	07-12-2005	Q	I	297,000	UNK		1091	89,400		1091	68,100		1091	58,500		
28137 0037	05-05-2004	Q	I	282,000	UNK		1091	400		1091	300		1091	300		
24920 0323	04-25-2003	U	I	0		Total		364,800	Total		287,800	Total		258,700		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	284,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	80,400
Special Land Value	0
Total Appraised Parcel Value	364,800
Valuation Method	C
Total Appraised Parcel Value	364,800

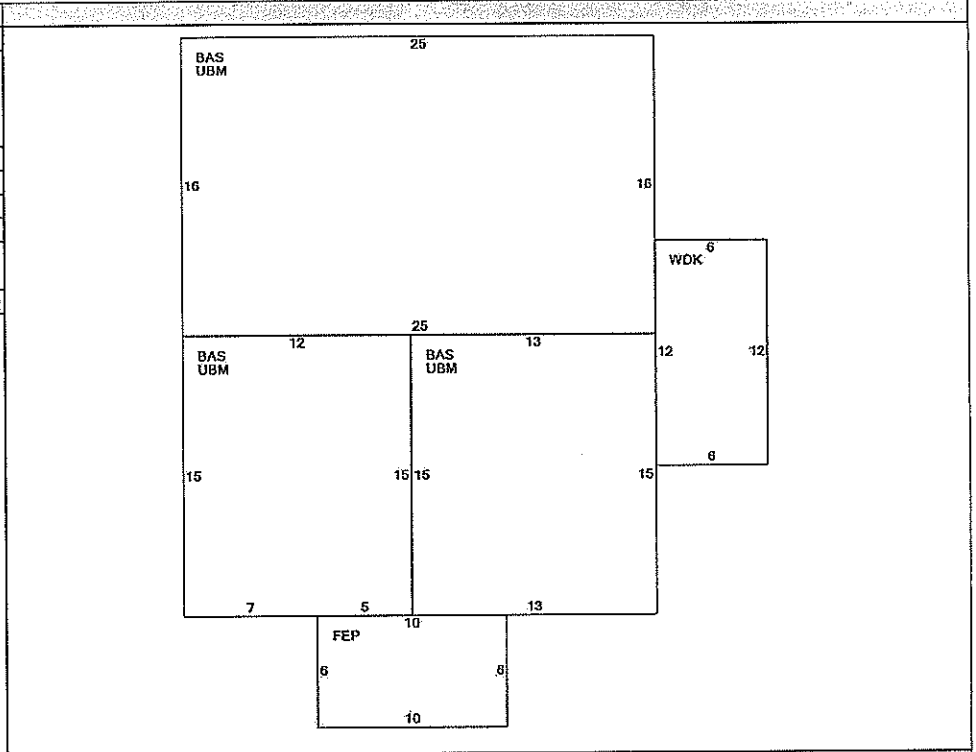
NOTES
 BAS=KIT,FEP,LJR 2 BD,BTH
 FRONT DWELLING, WNDWS, SIDING 2021
 INCLUDES 7-131
 7/130
 EXT YELLOW

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
BP21-609	10-21-2021	SD	Siding	28,000	06-06-2022	100		10 SQ SIDING, 9WNDWS,2D	
B19-974	11-19-2019	FD	Foundation	10,000	03-10-2020	100		FOUNDATION ONLY	
R07864	05-08-2007	IN	Interior Renov	7,500	07-01-2008	100		454	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-06-2022	SC			06	Building Permit
03-10-2020	SC			06	Building Permit
08-02-2017	KJ			00	Measur+Listed
06-06-2014	SB			50	Vision Review
08-25-2008	AU			25	Field Review Increase
11-09-2004	RB			01	Measured & Notice
07-15-2004	AG			01	Measured & Notice

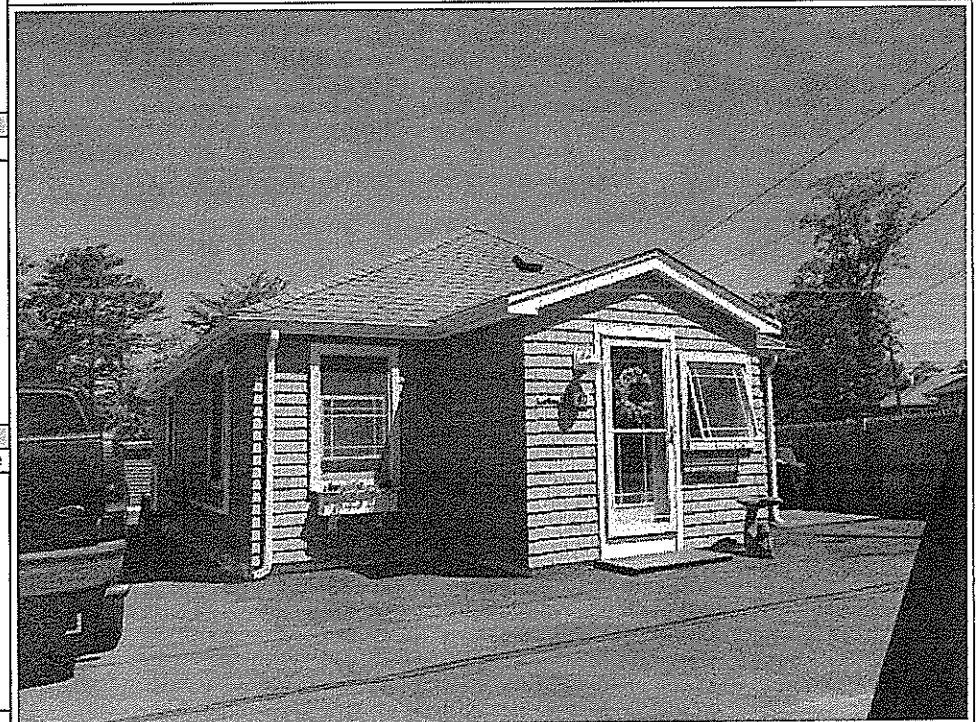
LAND LINE VALUATION SECTION																					
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes	Special Pricing	S, AdjF	Adj Unit	Land Value		
1	1090	MULTI HSES	R30	2	0	0	5,125 SF	14.27	1.00000	5	1.000	1.00	0060	1.10		0	1.0000		80,400		
Total Card Land Units							0.12 AC	Parcel Total Land Area							0.12	Total Land Value					80,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	05	Bungalow			
Model:	01	Residential			
Grade:	04	Ave			
Stories:	1	1 Story			
Occupancy:	1				
Exterior Wall 1:	25	Vinyl Siding			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asphalt Shing			
Interior Wall 1:	04	Panel			
Interior Wall 2:					
Interior Flr 1:	12	Hardwood			
Interior Flr 2:					
Heat Fuel:	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms:	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	4	4 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
# of Fireplaces:					
Fireplace Type:					
Finish Bsmt SF:					
Fin Bsmt Qual:					
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
COST / MARKET VALUATION					
			Building Value New		243,301
			Year Built		1930
			Effective Year Built		2000
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		20
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		80
			RCNLD		194,600
			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	775	775		0	
FEP	Enclosed Porch	0	60		0	
UBM	Basement Unfin	0	775		0	
WDK	Deck, Wood	0	72		0	
Ttl Gross Liv / Lease Area		775	1,682			



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				925 WAREHAM, MA
PIPHER DOROTHY A TRUSTEE DOROTHY A PIPHER REV TRUST		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	
40 CHIPPEWA DR BUZZARDS BAY MA 02532			3 Public Sewer			RES BLDG	1090	194,600	194,600	
			4 Gas			RES LAND	1090	80,400	80,400	
		SUPPLEMENTAL DATA					RES BLDG	1091	89,400	89,400
		Alt Prcl ID					RES OTHER	1091	400	400
Total Ac 0.12		Plan #		Assoc. 131		Parcels				VISION
District 21		S.C.E.		Assoc Pid#						
GIS ID M_272070_834237										
Total						364,800		364,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VII	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PIPHER DOROTHY A TRUSTEE		54113	29	12-31-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
PIPHER DOROTHY		50589	0106	12-04-2018	Q	I	239,000	00	2023	1090	194,600	2022	1090	139,000	2021	1090	119,500
SEVERALLY JENNIFER L BROWN		30906	0280	07-12-2005	Q	I	297,000	UNK		1090	80,400		1090	80,400		1090	80,400
OHANNESSIAN CHARLOTTE		28137	0037	05-05-2004	Q	I	282,000	UNK		1091	89,400		1091	68,100		1091	58,500
ROHRBACH CHARLES III		24920	0323	04-25-2003	U	I	0			1091	400		1091	300		1091	300
Total						364,800		Total		287,800		Total		258,700			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total			0.00						

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	284,000		
0060					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	400		
					Appraised Land Value (Bldg)	80,400		
					Special Land Value	0		
					Total Appraised Parcel Value	364,800		
					Valuation Method	C		
					Total Appraised Parcel Value	364,800		

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																						
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	AcreD	CFact	St.Idx	Adj.	Notes	Special Pricing		S, AdjF	Adj Unit	Land Value		
2	1091	MULTI HSES	R30	2	0	0	0 SF	56.00	1.00000	5	1.000	1.00	0060	1.10		0		0.0000		0		
Total Card Land Units							0.00	AC	Parcel Total Land Area							0.12	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	05	Bungalow			
Model:	01	Residential			
Grade:	03	Below Ave			
Stories:	1	1 Story			
Occupancy:	1				
Exterior Wall 1:	14	Wood Shingle			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asphalt Shing			
Interior Wall 1:	05	Drywall			
Interior Wall 2:					
Interior Flr 1:	20	Laminate			
Interior Flr 2:					
Heat Fuel:	06	Propane Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms:	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	3	3 Rooms			
Bath Style:	01	Old Style			
Kitchen Style:	01	Old Style			
# of Fireplaces:					
Fireplace Type:					
Finish Bsmt SF:					
Fin Bsmt Qual:					

CONDO DATA				
Parcel Id	C	Owne	0.0	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	127,643
Year Built	1930
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	89,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	29
CRL	
12	12
9	20

BAS	12
6	6
	12

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
SHD1	SHED/FRAME	L	48	15.00	2017		50		0.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	420	420		0	
CRL	Crawl Space	0	348		0	
Ttl Gross Liv / Lease Area		420	768			

