

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:

- o Complete this form.
- Read information packets. (Directions attached)
- o 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 \_\_\_\_\_Special for a use at the following place:

	,		~ 1		
STREET & NUMBER: 402	CHIPPEWA	<u>Dr.</u> M	ap: <u>7</u>	LOT: <u>130</u>	
ZONING DISTRICT:					
USE REQUESTED:	ential				_
OWNER OF LAND & BUILI	DING: Donoth	A. R.	sher T	Fustee	-
ADDRESS OF OWNER: <u>~~</u> c					02532
PERSON(S) WHO WILL UT	ILIZE PERMIT: <u>[`</u>	Miam	Major	Maior	mstruction
ADDRESS: 40 Winto	2 Stizide	Ruat	in Alt	102324	
DATE: 1/19/2023		A 1. IF	LDV	-	
			}		
Town Clerk:		Date:			
Tax Collector:		Date: _			
Planning/Zoning Dept.:		Date:		·····	
Application fee paid:	Check #:		_Receipt: _		
Advertising fee paid:	Check #		_Receipt:		
Abutters fee naid:	Check #		Receipt:		

### TOWN OF WAREHAM

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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

arehalik MA 02571

1.4 1.4

> 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

I, <u>Jennifer Dixon-Acosta, F/K/A Jennifer L. Brown</u>, 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 <u>Dorothy Pipher</u>, 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.

WITNESS MY HAND THIS \_\_\_\_\_\_ day of December 2018.

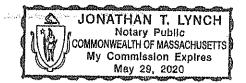
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Jennifer Dixon-Acosta

### **COMMONWEALTH OF MASSACHUSETTS**

### COUNTY OF PLYMOUTH, ss.

On this \_\_\_\_\_\_ Day of December 2018 before me, the undersigned notary public, personally appeared <u>Jennifer Dixon-Acosta</u> 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.



My Commission Expires Notary Public: 5/29/20

# **ZONING TABLE**

ZONE: RESIDENTIAL R-30 MINIMUM / MAXIMUM ZONING REQUIREMENTS PROPOSED USE: 1-FAMILY DWELLING (2 BUILDINGS) RESIDENTIAL

	REQUIRED	EXISTING	PROVIDED	
MIN. LOT AREA	30,000 S.F.	5,040 S.F.	5,040 S.F.	*
MIN. FRONTAGE	150′	50.24′	50.24′	*
MIN. FRONT BLDG. SETBACK	20′	8.2′	8.2′	*
MIN. SIDE BLDG. SETBACK	10′	5.4′	5.4′	*
MIN. REAR BLDG. SETBACK	10′	5.5′	5.5′	*
MAX. BLDG. HEIGHT	35'	<35′	<35′	
MAX. % BLDG. LOT COVERAGE	25%	55.2%	55.2%	*
* = PRE-EXISTING NON CONFORM	ING			

# **GENERAL NOTES**

1.) THE INTENT OF THIS PLAN IS TO OBTAIN A BUILDING PERMIT TO RE-BUILD AN EXISTING DWELLING ON A PRE-EXISTING NON CONFORMING LOT.

2.) LOCUS PROPERTY IS COMPRISED OF : ASSESSOR'S MAP 7 PLOT 130 DEED BOOK 54113 / PAGE 29 OWNER OF RECORD: DOROTHY PIPHER

3.) PLAN REFERENCES : P–1.) PLAN BOOK 1 PAGE 530

4.) PROJECT BENCHMARKS : BM-A SPIKE SET IN UPOLE #169/2 ELEVATION = 37.02''BM-B TOP OF BOTTOM FENCE GATE POST ELEVATION = 34.84' (DATUM: NAVD83)

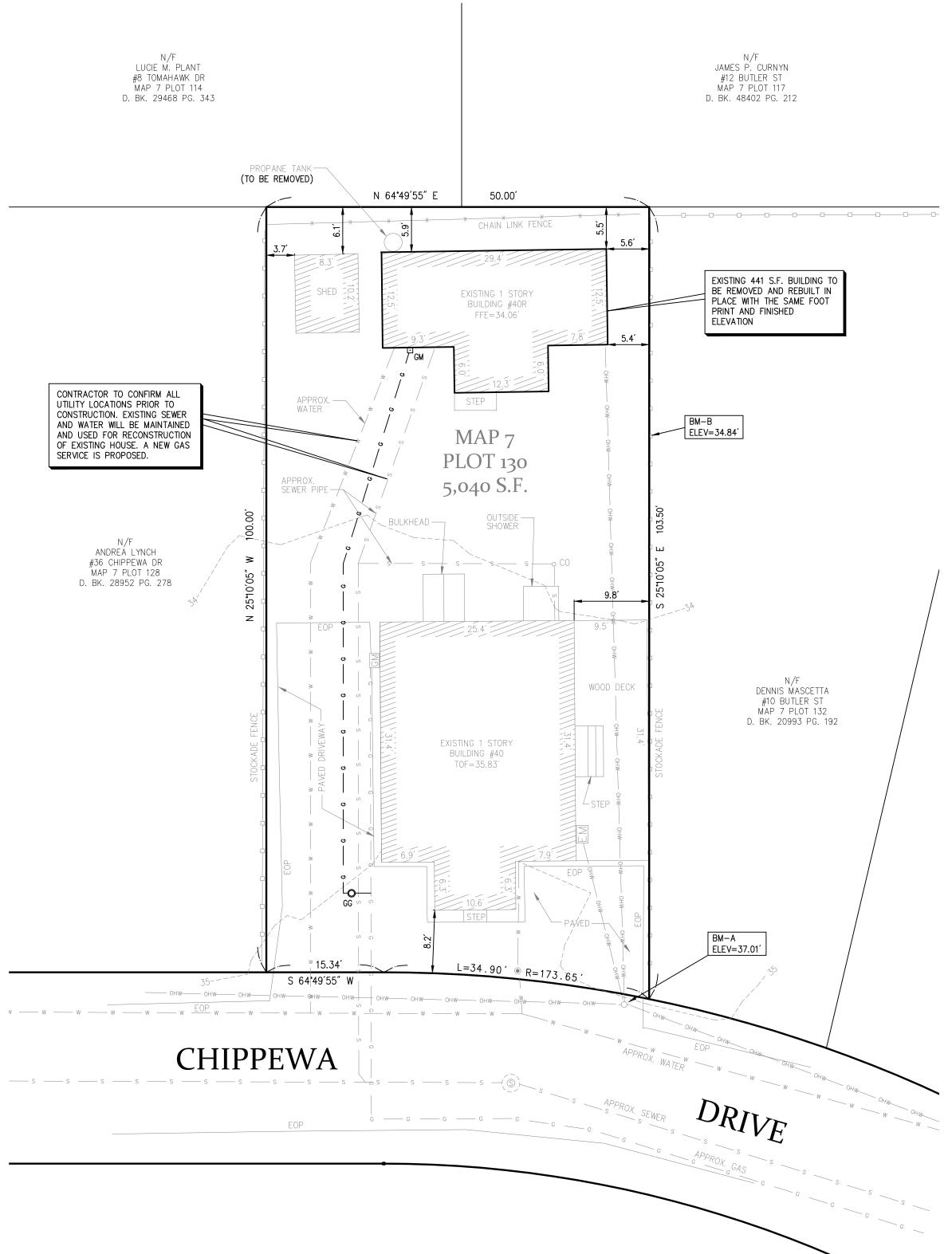
5.) ZONING INFORMATION ZONING DISTRICT : R30 RESIDENTIAL MINIMUM / MAXIMUM ZONING REQUIREMENTS MIN. LOT AREA = (1 FAMILY DWELLING) : 30,000 S.F. MIN. LOT FRONTAGE = (1 FAMILY DWELLING) : 150' MIN. BUILDING SETBACKS : FRONT = 20' SIDE = 10' REAR = 10' MAX. BUILDING HEIGHT = 35' MAX. BUILDING COVERAGE % = 25%

6.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON 8-10-22.

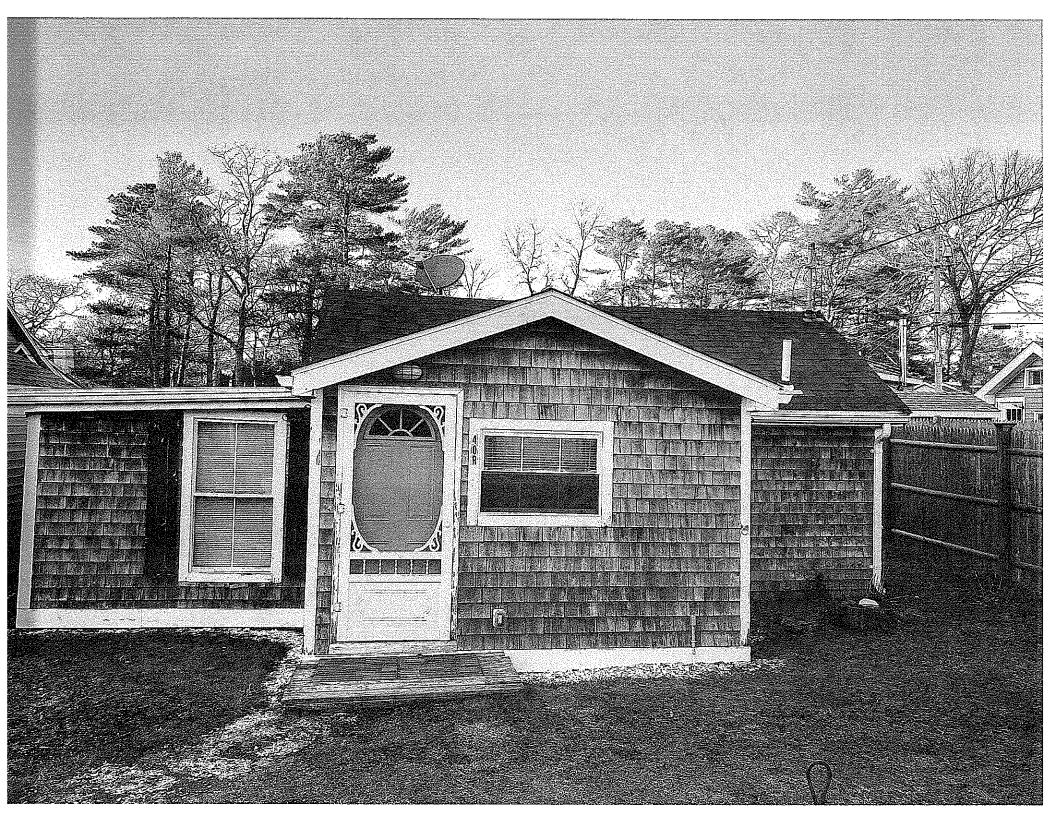
7.) COMMUNITY PANEL NUMBER: 25023CO494K (DATE: 7-6-21) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

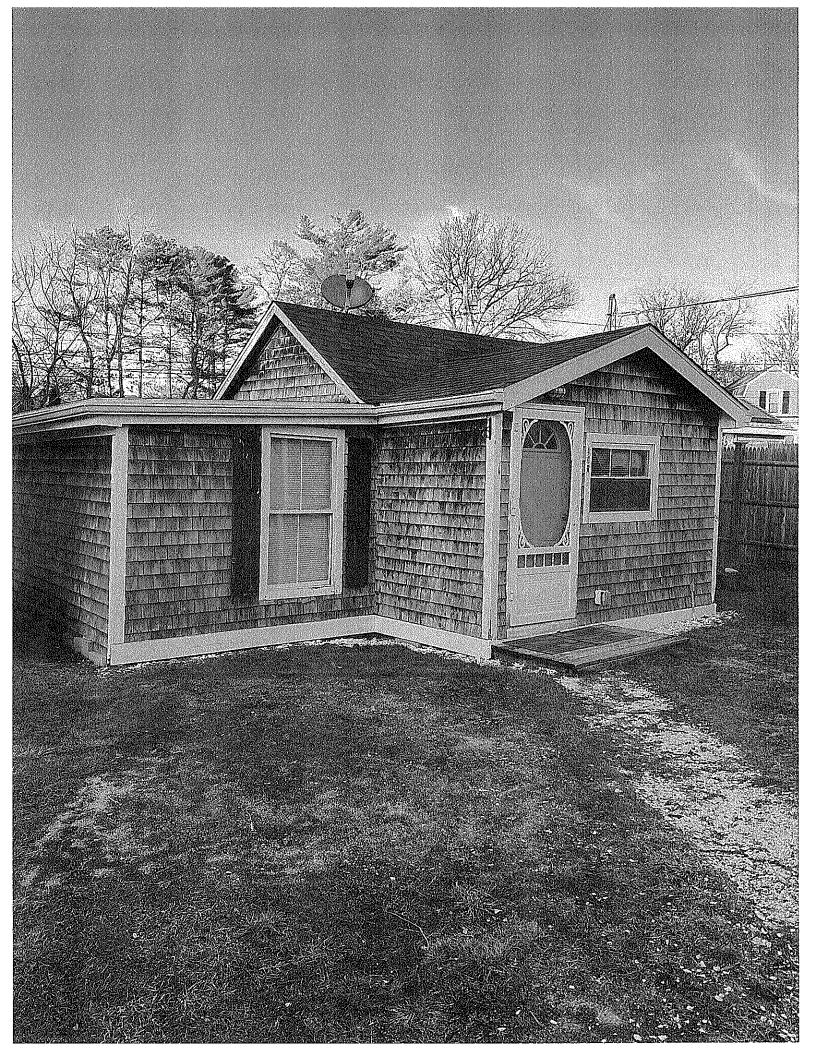
8.) UTILITY INFORMATION SHOWN HEREON: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREON, AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON.

	LEGEND											
PROPOSED	EXISTIN	NG	PROPOSED	EXISTING								
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		= CATCH BASIN			= DRAIN PIPE							
	$\bigcirc$	= DRAIN MANHOLE	W	W	= WATER LINE							
I I	S	= SEWER MANHOLE	S	S	= SEWER LINE							
Ē	E	= ELECTRIC MANHOLE	G	G	= GAS LINE							
	Ē	= TELEPHONE MANHOLE			= STEEL GUARDRAIL							
	$\bigcirc$	= MANHOLE	— <del>~ ~</del> ~	OO	= STOCKADE FENCE = CHAIN LINK FENCE							
EB	EB	= ELECTRIC BOX			= CHAIN LINK FENCE = OVERHEAD WIRES							
EM	EM	= ELECTRIC METER			= TREE LINE							
AC	AC	= AIR CONDITIONER	•		= TREES & SHRUBS							
GM	GM	= GAS METER			= UTILITY POLE/GUY WIRE							
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JOB NUMBE	R: 02-2022-017





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.

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# 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.

spectfully. 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.

JAM * MAR	Town Of Wareham Assessors Office
A CENTRAL TELES	Request for Abutters List
1738-61	
Contact Information	
Phone	474-271-1136
Email	23 paper phon. Com
Date of Request	1-186-23
Property information	
Owners Name	Dorothy A. Proher Trust
Property Location	402 Chippeun Drive
Map/Lot	7/130 + 131
Distance Required	
Direct	
100'	
300'	
500'	
Which Board are you appearing before?	Zoning Bross
	PLEASE ALLOW 7-10 DAYS FOR PROCESSING
	JAN 18 2023
X	TOWN OF WAREHAM

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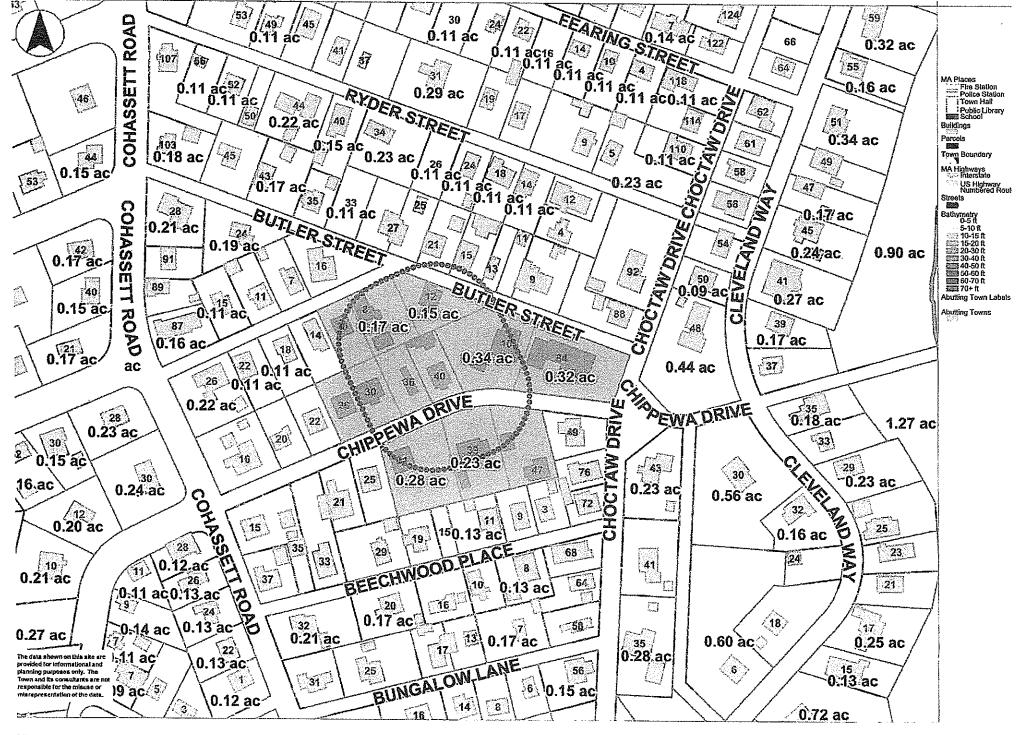
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7-112	MACKIE WILLIAM R	CARRIGAN NOREEN J	10 TOMAHAWK DR	BUZZARDS BAY	MA	02532
7-124	GOODWIN RAYMOND	GOODWIN AMY	26 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7/A-3-10	DECKEL KAREN L		31 CHIPPEWA DR	BUZZARDS BAY	MA	02532
7-126	CORSANO KAREN A + WILLIMAN DANEIL 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	<b>BUZZARDS BAY</b>	MA	02532
7-117	CURNYN JAMES P	CURNYN LYNNE M	12 BUTLER ST	<b>BUZZARDS BAY</b>	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
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