

VARIANCE APPLICATION

TOWN OF WAREHAM ZONING BOARD OF APPEALS

9 Prospect Avenue
Onset, MA

March 10, 2021

PREPARED FOR:

Rachel Solem
5 Bacon Street
Wellesley, MA 02482

PREPARED BY:



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



JC ENGINEERING, Inc.
Civil & Environmental Engineering

2854 Cranberry Highway
East Wareham, Massachusetts 02538
Ph. 508-273-0377 – Fax 508-273-0367

March 10, 2021

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

RE: Variance Application for 9 Prospect Avenue, Onset, MA

Dear Board Members,

On behalf of the applicant, Rachel Solem, please find enclosed a Variance Application accompanied by supporting design drawing entitled “Proposed Site Plan located at 9 Prospect Avenue, Onset, MA” revised through March 10, 2021 (Plan) for your review and approval. This property is shown as Lots 70 and 80 on Assessor’s Map 1. The existing property contains a single family home with a detached accessory structure. The applicant would like to reconstruct the existing accessory structure, while expanding the footprint, and increase the size of the existing deck. In accordance with the determination issued by the Building Commissioner, a Variance under Article 13, Section 1361, would be required for this proposed project.

Zoning Requirements

The property is located in the Onset Village Residential (OV-2) Zoning District. Below is a list of the various zoning requirements that classifies the lot and structures as being pre-existing non-conforming.

- In accordance with Article 6, Table 622, a minimum lot area of 10,000 square feet is required in this district, with a maximum building coverage equal to 20% of the lot area. The current lot contains 7,500 square feet and the building coverage is 34.5%.
- In accordance with Article 6, Table 625, minimum setback requirements for accessory structures on lots 10,000 square feet and under are 5 feet from the side property line and 5 feet from the rear lot line. The current side setback of the accessory structure is 3.7 feet.
- In accordance with Article 6, Table 628 (Village Districts), the maximum Floor Area Ratio (FAR) is 20% on lots sizes ranging between 5,001 and 10,000 square feet. The current floor are ration 35.5%.

Variance Request

As part of this Variance Application, the applicant would like to raze the existing non-conforming accessory structure and re-construct a new conforming accessory structure including a new concrete foundation that will be in compliance with the property line setback requirements. The accessory structure will also be increased in total height from 12.2 feet to 17.83 feet, which is less than the maximum allowed height of 20 feet. The client also wants to increase the width of the accessory structure by 2 feet. This represents an increase in FAR on the property by 49 square feet (0.7% increase). The proposed footprint will also be relocated by 1.4 feet away from the property line to meet the minimum lot setback requirements.

Also, the applicant would like to square off the existing wood deck by adding approximately 90 square feet to the footprint. As can be seen on the Plan, the location of the proposed deck expansion is in conformance with the zoning setback requirements. The expansion of the accessory structure and deck will increase the total building coverage by 139 square feet (1.9% increase). Due to the fact that the existing FAR and building coverage are above the maximum allowed on this property, an increase in the FAR and Building Coverage will be an intensification of an existing non-conformity.

As outlined in Section 1470 of the Wareham Zoning Bylaws, the applicant shall demonstrate that the literal enforcement of the by-law would involve substantial hardship and that desirable relief may be granted without substantial detriment to the public good and without substantial derogating from the intent of the bylaw.

- *A Variance may be granted when factors relating to soil conditions, shape, or topography of such land creates an impracticality or limits the location or positioning of a new structure or addition, and that a literal enforcement of the By-law would involve a substantial hardship, financial or otherwise, to the petitioner.*

A literal enforcement of the Wareham Zoning Bylaws would create a hardship to the property owners. Due to the non-conforming size of the property, this prevents the improvement of any building area on this property without seeking a permit from the Zoning Board of Appeals. The hardship that exists is due to the non-conforming size of this lot.

- *A Variance may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw*

The proposed expansion of the residential accessory structure and deck will not be more detrimental to the public good and will not derogate from the intent of the bylaw. This can be proven due to the fact that the building coverage and floor area ratio, as proposed, is similar to the building coverage and floor area ratios of nearby properties in the neighborhood. The use of the accessory structure is residential, and is to remain residential. There are currently two-bedrooms and one bathroom within the structure.

Wareham Board of Appeals

Page 3

March 10, 2021

The increase in floor area is being proposed to allow for additional living space to be added, while maintaining the bedrooms and bathroom. Therefore, the proposed increases will be in harmony with the other dwellings in the neighborhood. Also, the reconstruction of the accessory structure will be beneficial to the direct abutter as it will be in conformance with the zoning setback requirements. The proposed footprint of the accessory structure will be relocated further from the side property line, therefore, eliminating an existing setback non-conformity of the accessory structure.

For the reasons stated above, we would appreciate your favorable vote on a Variance for the construction of an addition, which is under the purview of this board.

Respectfully yours,



Bradley M. Bertolo, EIT, CSE
Project Engineer

Cc: Rachel Solem

9 PROSPECT AVENUE, ONSET, MA







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: 9 Prospect Avenue LOT: 70 & 80 MAP: 1
ZONING DISTRICT: Onset Village Residential (OV-2)
USE REQUESTED: Single Family Residential
OWNER OF LAND & BUILDING: Rachel Solem TEL.# _____
ADDRESS OF OWNER: 5 Bacon Street, Wellesley, MA 02482
PERSON(S) WHO WILL UTILIZE PERMIT: Same
ADDRESS: Same
DATE: 3/10/2021 SIGNATURE: Burdley Butts, Agent
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: X Variance _____ Special Permit _____ Site Plan _____ Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Rachel Solem

Applicant's Address: 5 Bacon Street, Wellesley, MA 02482

Telephone Number: _____

Cell Phone Number: _____

Email Address: rsolem@me.com

Address of Property/Project: 9 Prospect Avenue

Landowner's Name: Rachel Solem

Owner's Address: 5 Bacon Street, Wellesley, MA 02482

Telephone Number: _____

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

Map 1 Lot 70 & 80 Zone OV-2

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

FILE COPY

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

Rachael Solem
C/o, Bradley Bertolo, J.C. Engineering
2854 Cranberry Highway
East Wareham, MA 02538

February 4, 2021

RE: 9 Prospect Ave.

Map # 1, Lot # 70

I have reviewed your application to raze and reconstruct your pre-existing non-conforming accessory structure. The proposed structure is not in compliance with current zoning regulations and must be denied at this time.

You are proposing to demolish the existing garage and replace it with a new accessory structure that appears to be for residential sleeping purposes. The proposed structure intensifies several pre-existing non-conformities such as: floor area ratio, building coverage, and impervious coverage. The height is increasing from 12.2' to 17.83' where 20' would be permitted if it were a compliant structure. You are intensifying the structure within the non-conforming footprint, and aggravating several existing non-conformities. This is an increase to the non-conforming nature of the structure and requires a Variance from the Zoning Board of Appeals.

The submitted permit application, which includes a site plan by "J.C. Engineering" labeled "JCE 5540" comprised of one page dated January 19, 2021; and architectural drawings by GS Design Group Inc. comprised of five pages and dated October 29, 2020 is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 625, Accessory Buildings;** Accessory buildings on lots less than 10,000 square feet are required to be 5' from side lot lines. Your proposal does not comply with the regulation, and requires a Variance from the Zoning Board of Appeals.
- **Article 13, Section 1361, Alteration or Extension of Other Structures;** "Any proposed change that adds a new non-conformity or aggravates and/or intensifies an existing nonconformity will require a Variance from the Zoning Board of Appeals."

The subject dwelling is located in the OV-2 zoning district.

Respectfully,


David Riquinha
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.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SOLEM RACHAEL		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value
5 BACON ST			3 Public Sewer			RES BLDG	1010	316,200	316,200
WELLESLEY, MA 02482						RES LAND	1010	231,030	231,000
Additional Owners:						RES OTHER	1010	1,000	1,000
SUPPLEMENTAL DATA									
Other ID:		Total Ac 0.17			Plan #				
		District 20			Assoc. Parcels	80			
		S.C.E.			ASSOC PID#				
		GIS ID: M_269783_832759			Total				
							548,230	548,200	

925
WAREHAM, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SOLEM RACHAEL		46954/ 260	05/23/2016	Q	I	660,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
OHANNESIAN HARRY H		28991/ 002	09/01/2004	Q	I	525,000		2019	1010	301,500	2018	1010	260,600	2017	1010	171,100
WRIGHT EILEEN E		6638/ 43	03/11/1986	Q		1		2019	1010	234,500	2018	1010	234,500	2017	1010	234,500
								2019	1010	600	2018	1010	600	2017	1010	7,900
					Total:		536,600	Total:		495,700	Total:		413,500			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0061/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	288,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	231,030
Special Land Value	0
Total Appraised Parcel Value	548,230
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	548,230

NOTES	
MAP 1 LOT 80	
WTR VW	
INCLUDES LOT 80	
1/70	

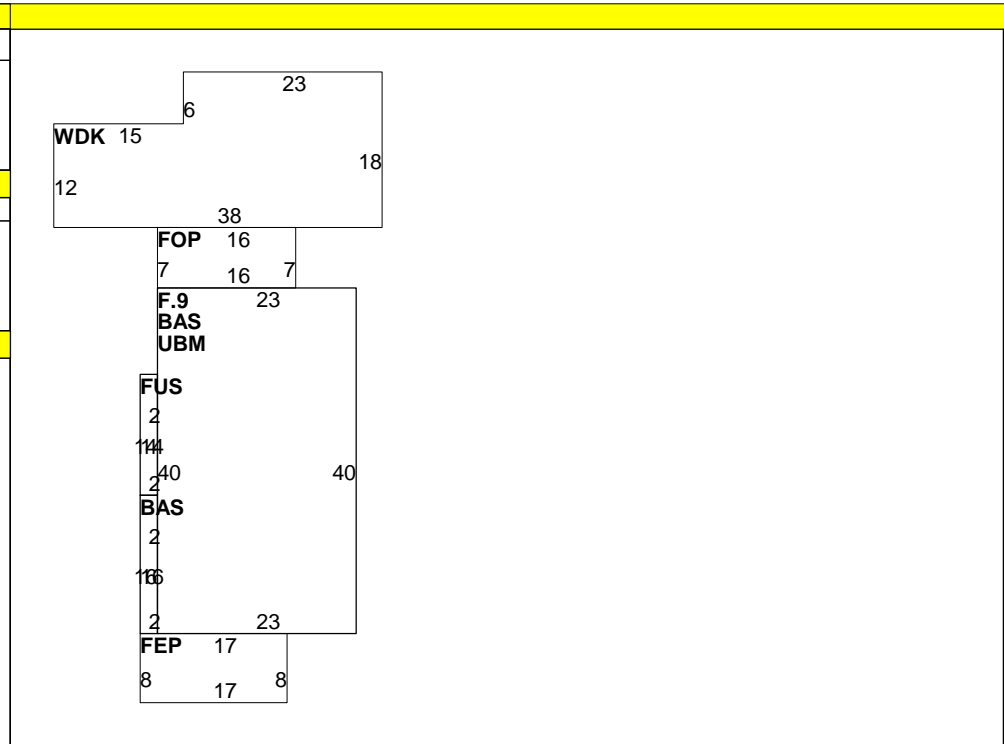
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
02964	05/15/2002	MS	Misc.	800	08/20/2003	100		TEMP TENT	09/06/2017	02		JQ	52	Sales field reveiw	
98773	04/01/1998	RF	Roofing	17,000	01/01/1999	100		EXT RENOV	07/27/2016			RY	01	Measured & Notice	
96600	03/01/1996	DK	Deck	3,000	06/01/1997	100			05/28/2014			MM	50	Vision Review	
96578	03/01/1996	AL	Alterations	1,000	06/01/1997	100		GAR ALT T	01/15/2003			JF	00	Measur+Listed	
									08/31/1995			RF	00	Measur+Listed	

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
																Spec Use	Spec Calc				
1	1010	SINGLE FAMILY	OVR	2			7,500		10.07	1.0000	5	1.00	0061	1.80	LOC		L17	L17	1.70		231,030

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	06		Ave/Good				
Stories	1.9						
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	12		Hardwood				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	06		Steam				
AC Type	03		Central				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	9		9 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
# of Fireplaces							
Fireplace Type							
Finish Bsmt SF							
Fin Bsmt Qual							

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAMILY	100

COST/MARKET VALUATION		
Adj. Base Rate:		156.29
Replace Cost		338,842
AYB		1900
EYB		2003
Dep Code		E
Remodel Rating		
Year Remodeled		
Dep %		15
Functional Obslnc		0
External Obslnc		0
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		85
Apprais Val		288,000
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED/FRAME			L	96	14.00	2005		0		75	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	952	952			148,790
F.9	.90 Story Fin	828	920			129,410
FEP	Enclosed Porch	0	136			14,848
FOP	Open Porch	0	112			3,438
FUS	Upper Story	28	28			4,376
UBM	Basement Unfin	0	920			28,758
WDK	Deck, Wood	0	594			9,221



Ttl. Gross Liv/Lease Area:		1,808	3,662			338,842
-----------------------------------	--	-------	-------	--	--	---------

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
SOLEM RACHAEL		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value	
5 BACON ST			3 Public Sewer			RES BLDG	1010	316,200	316,200	
WELLESLEY, MA 02482						RES LAND	1010	231,030	231,000	
Additional Owners:						RES OTHER	1010	1,000	1,000	
SUPPLEMENTAL DATA										
Other ID:		Total Ac 0.17			Plan #					
		District 20			Assoc. Parcels	80				
		S.C.E.			ASSOC PID#					
		GIS ID: M_269783_832759			Total			548,230	548,200	

925
WAREHAM, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SOLEM RACHAEL		46954/ 260	05/23/2016	Q	I	660,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
OHANNESIAN HARRY H		28991/ 002	09/01/2004	Q	I	525,000		2019	1010	301,500	2018	1010	260,600	2017	1010	171,100
WRIGHT EILEEN E		6638/ 43	03/11/1986	Q		1		2019	1010	234,500	2018	1010	234,500	2017	1010	234,500
								2019	1010	600	2018	1010	600	2017	1010	7,900
								Total:		536,600	Total:		495,700	Total:		413,500

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0061/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	28,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	548,230
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	548,230

NOTES				

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
									09/06/2017	02		JQ	52	Sales field reveiw	
									07/27/2016			RY	01	Measured & Notice	
									05/28/2014			MM	50	Vision Review	
									01/15/2003			JF	00	Measur+Listed	
									08/31/1995			RF	00	Measur+Listed	

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
															Spec Use	Spec Calc		
2	1010	SINGLE FAMILY					0 SF	0.00	1.0000		1.00		0.00					0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Guest				
Model	01		Residential				
Grade	05		Above Ave				
Stories	1						
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	14		Carpet				
Interior Flr 2	06		Linoleum				
Heat Fuel	01		None				
Heat Type	01		None				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	3						
Bath Style	02		Average				
Kitchen Style							
# of Fireplaces							
Fireplace Type							
Finish Bsmt SF							
Fin Bsmt Qual							

BAS	24	18
-----	----	----

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAMILY	100

COST/MARKET VALUATION		
Adj. Base Rate:		71.61
Replace Cost		30,936
AYB		1995
EYB		2009
Dep Code		VG
Remodel Rating		
Year Remodeled		
Dep %		9
Functional Obslnc		
External Obslnc		
Cost Trend Factor		
Condition		
% Complete		
Overall % Cond		91
Apprais Val		28,200
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	432	432			30,936
Ttl. Gross Liv/Lease Area:		432	432			30,936





2016 00041519

Bk: 46954 Pg: 260 Page: 1 of 3
Recorded: 05/23/2016 11:13 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Rachael Solem.
9 Prospect Ave.
Wareham, MA 02571.

DEED

HARRY H. OHANNESIAN, being unmarried, and RONDA OHANNESIAN n/k/a RONDA GOLDBERG, being unmarried, having an address of P.O. Box 301, Hopedale, Massachusetts 01747
("Grantor")

in consideration of SIX HUNDRED SIXTY THOUSAND AND 00/100 (\$660,000.00) DOLLARS

grant to RACHAEL SOLEM, individually, having an address of 5 Bacon Street, Wellesley, Massachusetts 02482
("Grantee")

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in that part of Wareham known as Onset, being Lots 70 and 80 on a plan of land of the Onset Bay Grove Association in Plan Book 1, Page 58, being further bounded and described as follows:

SOUTHEASTERLY	by Prospect Avenue, as shown on said plan, fifty (50) feet;
SOUTHWESTERLY	by Lots 81 and 69, as shown on said plan, one hundred fifty (150) feet;
NORTHWESTERLY	by Pleasant Avenue, as shown on said plan, fifty (50) feet;
NORTHEASTERLY	by Lots 71 and 79, as shown on said plan, one hundred fifty (150) feet.

Being all of said measurements, more or less, howsoever the same may be bounded and described.

The Grantors hereby release any and all rights they may have in and to an estate of homestead in regard to the above captioned property and herein warrant there are no other persons with any claim to homestead in the property.

For title, see Quitclaim Deed dated August 31, 2004 and recorded with the Plymouth County Registry of Deeds in Book 28991, Page 2.

Property Address: 9 Prospect Avenue, Wareham (Onset), MA

CANCELLED

PLYMOUTH COUNTY EXCISE TAX
Plymouth District ROD #11 001
Date: 05/23/2016 11:13 AM
Ctrl# 091405 31974 Doc# 00041519
Fee: \$3,009.60 Cons: \$660,000.00

Executed as a sealed instrument this 12th day of May, 2016.

SIGNED IN THE PRESENCE OF:

[Signature]
WITNESS:

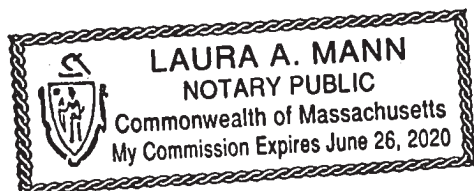
Ronda Ohannesian
RONDA OHANNESIAN
n/k/a RONDA GOLDBERG

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF WORCESTER

x n/k/a Ronda Goldberg

On this 12th day of May, 2016, before me, the undersigned notary public, personally appeared RONDA OHANNESIAN, ^{*}proved to me through satisfactory identification which was personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



[Signature]
NOTARY PUBLIC: LAURA A. MANN
MY COMMISSION EXPIRES: 06/26/2020

Signed as a sealed instrument this 20th day of May, 2016.

SIGNED IN THE PRESENCE OF:

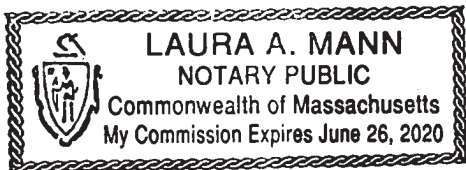
[Signature]
WITNESS:

[Signature]
HARRY H. OHANNESIAN

COMMONWEALTH OF MASSACHUSETTS

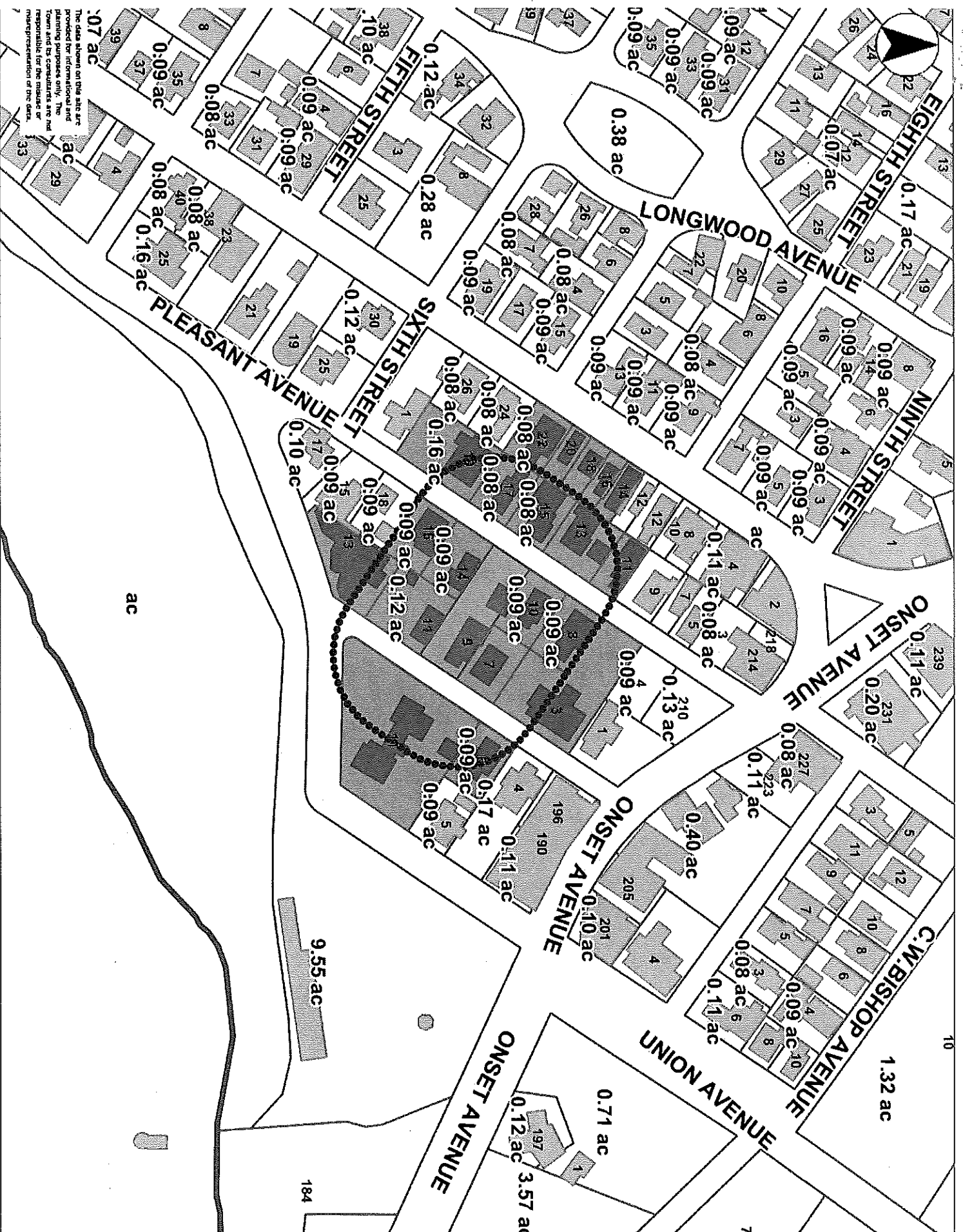
COUNTY OF WORCESTER

On this 20th day of May, 2016, before me, the undersigned notary public, personally appeared HARRY H. OHANNESIAN, proved to me through satisfactory identification, which was personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



[Signature]
NOTARY PUBLIC: LAURA A. MANN
MY COMMISSION EXPIRES: 06/26/2020

TOWN OF WAREHAM ABUTTERS									
MAP 1 LOT 70									
OWNER RACHAEL SOLEM									
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE			
1-47	BOUDREAU JULIE	BOUDREAU DAVID	115 SPRING LN	CANTON	MA	02021			
1-62	SARAIVA MICHAEL T JR		PO BOX 1388	ONSET	MA	02558			
1-48/A	JENNINGS JUDITH A TRUSTEE	C/O RESENDES	PO BOX 535	ONSET	MA	02558			
1-48/B	WILCUTTS WALTER A	WILCUTTS REBECCA L	18 W CENTRAL AVE	ONSET	MA	02558			
1-49/A	MCDADE ALEXANDRA LEIGH HUNTER		16 W CENTRAL AVE	ONSET	MA	02558			
1-61	MASON JULIE A	MASON RICHARD	501 BAY ST	TAUNTON	MA	02780			
1-49/B	HEROUX ROBERT	GALLAGHER-HEROUX SUSAN	56 GUERNSEY AVE	TAUNTON	MA	02780			
1-60	MORRISON GRACE C		PO BOX 1040	ONSET	MA	02558			
1-68	CODERRE ROBERT A		PO BOX 1024	ONSET	MA	02558			
1-58/B	OUELLETTE RAYMOND	OUELLETTE GLORIA	275 SMITH ST	ATTLEBORO	MA	02703			
1-69	GERALD ELIZABETH A		PO BOX 1605	ONSET	MA	02558			
1-82/B	GOMES ANTONIO TRUSTEE OF SOUTH	C/O JOE GOMES	24 SHANGRI-LA BLVD	E WAREHAM	MA	02538			
1-58/A	WILDER KELLIE L		PO BOX 372	ONSET	MA	02558			
1-81	HAYES ROBERT W	FORD DONALD L JR	PO BOX 538	HANSON	MA	02341			
1-71	PERRY ARNE C & ELIZABETH P TRS	PERRY ELIZABETH P & ARNE C TRS	PO BOX 776	ONSET	MA	02558			
1-70	SOLEM RACHAEL		5 BACON ST	WELLESLEY	MA	02482			
1-72	GONCALVES JOSE M & NATALIA S TR	PEARL ST 2005 REALTY TRUST	19 LOWELL RD	NO READING	MA	01864			
1-79	THOMS JOSEPHINE B TRUSTEE	C/O ADELE BEAN	3092 SUSSEX PL	RIVA	MD	21140			
1-73	ARENBERG NAOMI	BAUM PETER C/O PETER BAUM	PO BOX 1255	ONSET	MA	02558			
1-93	SCHAFFER JOHN C	SCHAFFER KATHRYN OKEEFE	9720 FALLOW RUN	AUSTIN	TX	78736			
1-87	SMITH WILLIAM JAMES TRUSTEE		PO BOX 1363	ONSET	MA	02558			
TOWN OF WAREHAM ABUTTERS									
AS THEY APPEAR ON OUR TAX ROLLS									
AS OF 1/15/2021									
<i>W. P. Sousa Cipriano</i>									
ASSESSORS OFFICE									
REQUESTED BY									
RACHAEL SOLEM									
617 349-3490									



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.

200
400 ft

Printed on 02/16/2021 at 10:28 AM

MapOnline by PeopleGIS

- MA Police Station
- Fire Station
- Public Library
- Schools
- Buildings
- Parcels
- Town Boundary
- MA Highways
- US Highways
- Numbered Road
- Streets
- Battery
- 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



LOCUS

MAP 1

1048
9.55 Ac
UPLAND - 8.8
MARSH - 0.8

611

610

609

611

610

609

611

610

609

611

610

609

611

610

609

611

50.B

50.A

49.B

48.B

48.A

47

46

45

44

43

42

41

40

39

38

37

57

58.A

58.B

59

60

61

62

63

64

65

66

67

68

69

70

71

56.A

56.B

57

58.A

58.B

59

60

61

62

63

64

65

66

67

68

69

72

73

74

75

76

77

78

79

80

81

82.A

82.B

83

84

85

86

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

219

220

221

222

204

203

202

201

211

212

213

214

215

216

217

218

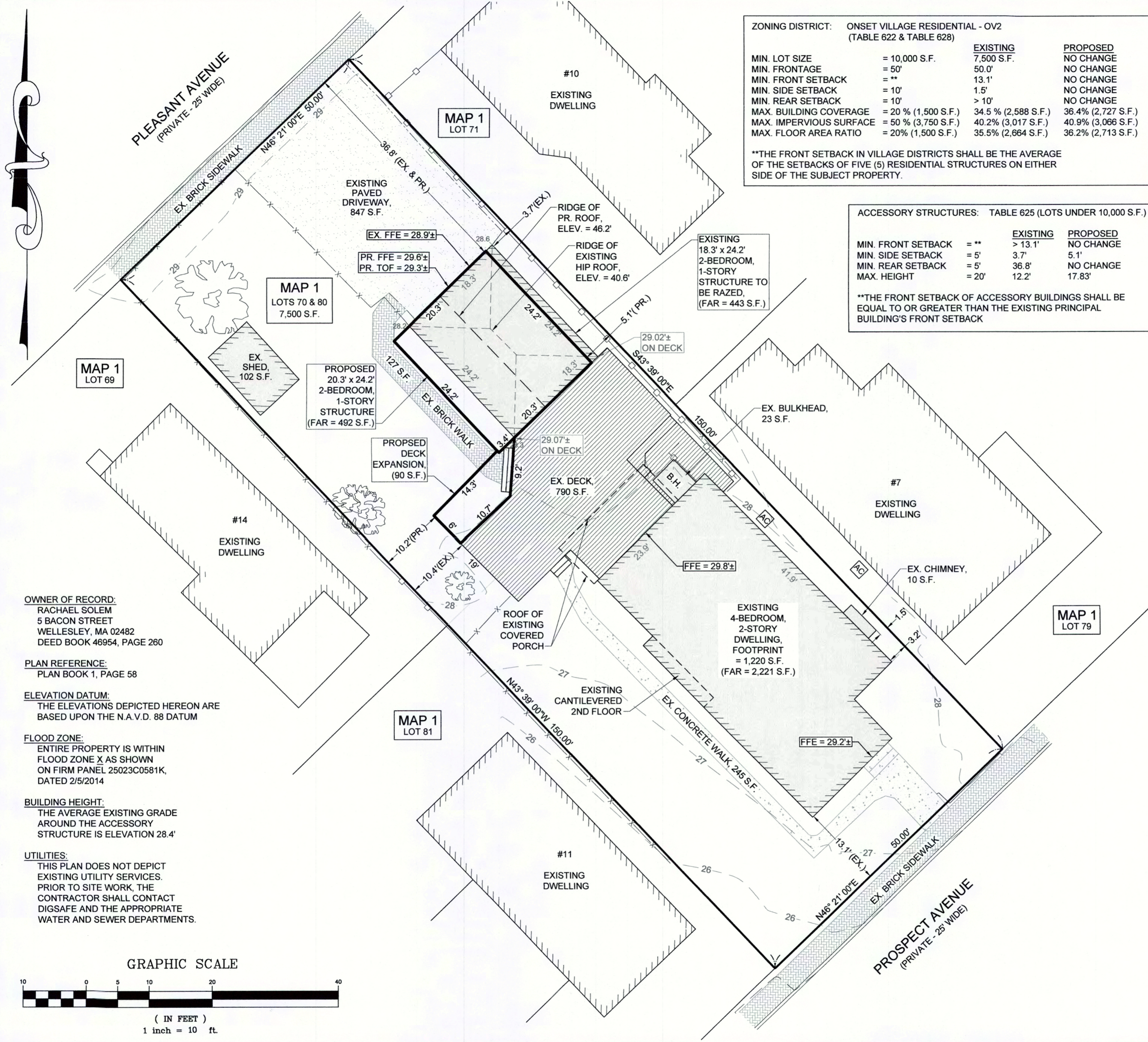
219

220

221

222

BA
8.8
0.8



ZONING DISTRICT: ONSET VILLAGE RESIDENTIAL - OV2
(TABLE 622 & TABLE 628)

	EXISTING	PROPOSED
MIN. LOT SIZE	= 10,000 S.F.	7,500 S.F.
MIN. FRONTAGE	= 50'	50.0'
MIN. FRONT SETBACK	= **	13.1'
MIN. SIDE SETBACK	= 10'	1.5'
MIN. REAR SETBACK	= 10'	> 10'
MAX. BUILDING COVERAGE	= 20 % (1,500 S.F.)	34.5 % (2,588 S.F.)
MAX. IMPERVIOUS SURFACE	= 50 % (3,750 S.F.)	40.2% (3,017 S.F.)
MAX. FLOOR AREA RATIO	= 20% (1,500 S.F.)	35.5% (2,664 S.F.)
		36.4% (2,727 S.F.)
		40.9% (3,066 S.F.)
		36.2% (2,713 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.

ACCESSORY STRUCTURES: TABLE 625 (LOTS UNDER 10,000 S.F.)

	EXISTING	PROPOSED
MIN. FRONT SETBACK	= **	> 13.1'
MIN. SIDE SETBACK	= 5'	3.7'
MIN. REAR SETBACK	= 5'	36.8'
MAX. HEIGHT	= 20'	12.2'
		17.83'

**THE FRONT SETBACK OF ACCESSORY BUILDINGS SHALL BE EQUAL TO OR GREATER THAN THE EXISTING PRINCIPAL BUILDING'S FRONT SETBACK



LOCUS PLAN
SCALE: 1" = 1000'

OWNER OF RECORD:
RACHAEL SOLEM
5 BACON STREET
WELLESLEY, MA 02482
DEED BOOK 46954, PAGE 260

PLAN REFERENCE:
PLAN BOOK 1, PAGE 58

ELEVATION DATUM:
THE ELEVATIONS DEPICTED HEREON ARE BASED UPON THE N.A.V.D. 88 DATUM

FLOOD ZONE:
ENTIRE PROPERTY IS WITHIN FLOOD ZONE X AS SHOWN ON FIRM PANEL 25023C0581K, DATED 2/5/2014

BUILDING HEIGHT:
THE AVERAGE EXISTING GRADE AROUND THE ACCESSORY STRUCTURE IS ELEVATION 28.4'

UTILITIES:
THIS PLAN DOES NOT DEPICT EXISTING UTILITY SERVICES. PRIOR TO SITE WORK, THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE APPROPRIATE WATER AND SEWER DEPARTMENTS.



PROPOSED SITE PLAN
AT
9 PROSPECT AVENUE
ONSET, MA

PREPARED FOR:
GS DESIGN GROUP

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

SCALE: 1" = 10' JANUARY 19, 2021

REV 1 | 3/10/21 | MOVED STRUCTURE TO MEET SETBACK

