

Frank W. Westgate, RLP
Frank J. Gallagher, RPE

F. W. Westgate & Associates
Surveyors – Engineers – Land Planners
189R Main St. Wareham, MA 02571
(508) 295-8200

October 12, 2022

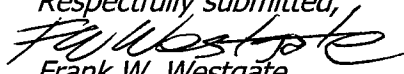
*Zoning Board of Appeals
Wareham Town Hall
Marion Road
Wareham, MA 02571*

RE: *Special Permit Application*
16 Fir Street – Parkwood Beach

Dear Board Members;

Attached please find a completed application to accompany a request for a SPECIAL PERMIT for the construction of an addition to the existing residence at the above property – together with the following documents.

Certified Site Plan depicting the proposed improvements. (1 Sheet)
Architectural Drawings. (4 Pages)
Assessors Map depicting locus and abutting streets. (1 Sheet)
Certified Abutters List. (2 Pages)
Deed copy. (2 Pages)

Respectfully submitted,

Frank W. Westgate

Copy; Mylia Crabb, Applicant



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Service

October 3, 2022

Mylia E. Crabb
16 Fir Street
Wareham, Massachusetts, 02740

RE: 16 Fir Street

Map 38, Lot 272

I have reviewed your proposal to construct an addition off the rear of the dwelling located at 16 Fir Street, Wareham Massachusetts. At this time, I must deny your request.

The proposed addition will be encroaching the side set back. Therefore, a Special Permit will need to be secured from the Zoning Board of Appeals.

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

- **Article 6: Density and Dimensional Regulations, 628 Dimensional Standards for Small Lots, Side Set Back**

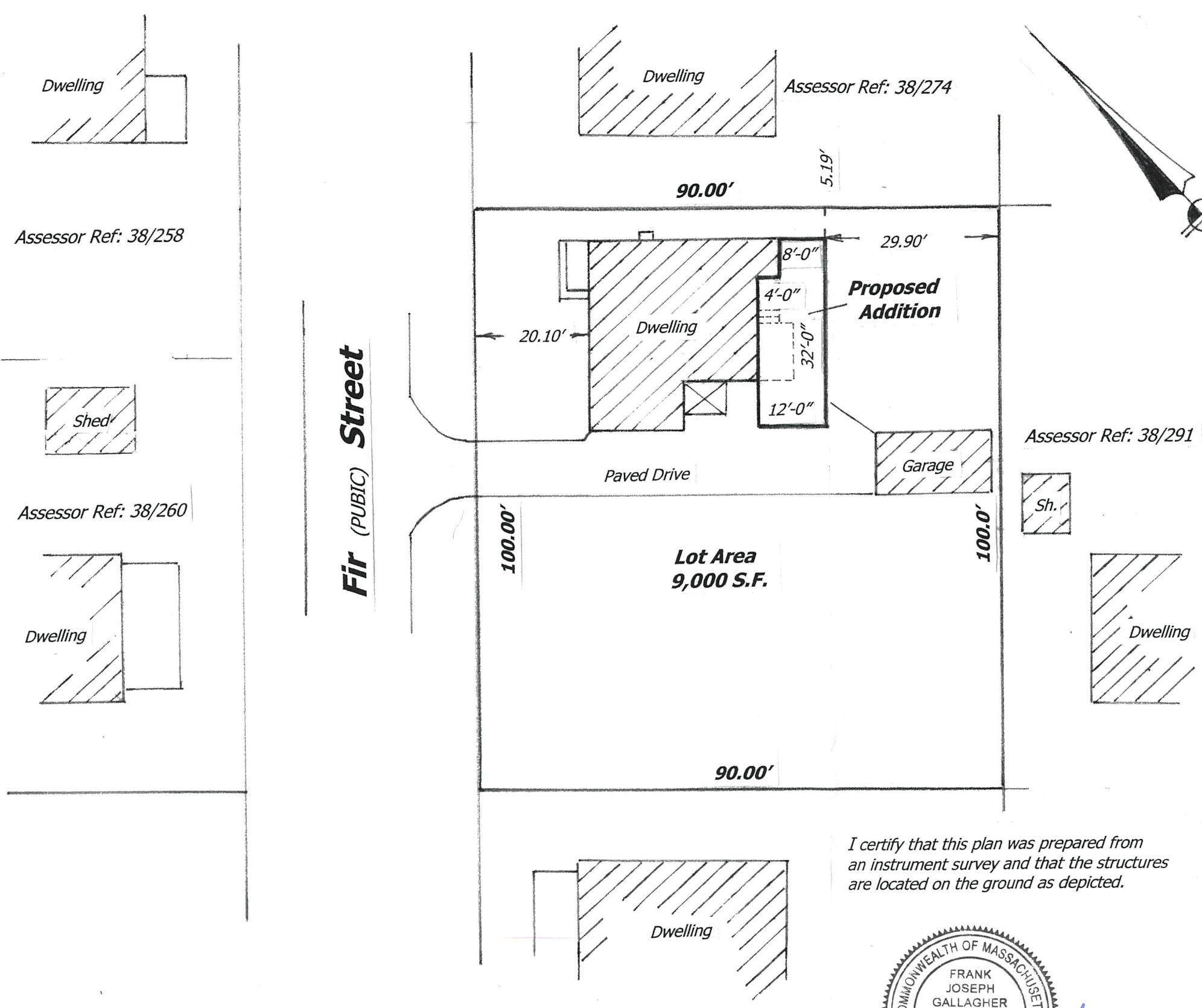
The subject dwelling is located in the R-30 zoning district.

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.

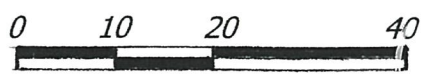


Building Coverage Calculations

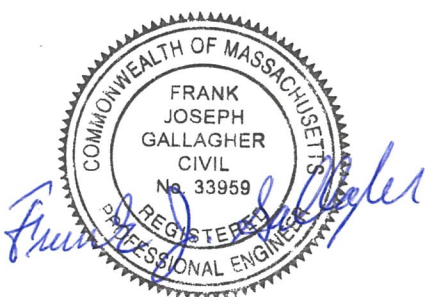
Existing Dwelling	915 S.F.
<i>(incl. steps, bulkhead & chimney)</i>	
Proposed Addition	356 S.F.
Garage	220 S.F.
Total	1,491 S.F.
Lot Area	9,000 S.F.

Coverage 16.57 %

NOTE
 Building dimensions and setbacks are measured from outer edges of foundation.



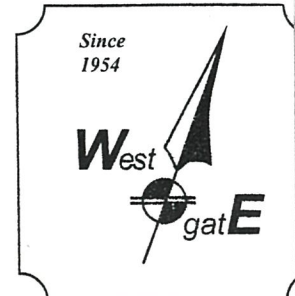
I certify that this plan was prepared from an instrument survey and that the structures are located on the ground as depicted.



CERTIFIED SITE PLAN
Proposed Dwelling Addition
16 Fir Street

Wareham, Massachusetts
 Assessor Ref: 38/272 Zone R-30
 Owner/Applicant:
Mylia E. Crabb
 Scale 1" = 20' September 6, 2022
 from the office of

F. W. Westgate & Associates
 Surveyors – Engineers – Land Planners
 189R Main ST. Wareham, MA 02571
 (508) 295-8200





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 [X] Special Permit Site Plan Appeal for a use at the following place:

STREET & NUMBER: 16 Fir St. MAP: 35 LOT: 272
ZONING DISTRICT: R-30
USE REQUESTED: Addition to residence
OWNER OF LAND & BUILDING: Mylia E. Grada
ADDRESS OF OWNER: 16 Fir Street Wareham, MA 02571
PERSON(S) WHO WILL UTILIZE PERMIT: Owner
ADDRESS: Same as above
DATE: 10/10/22 SIGNATURE: Mylia E. Grada

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: Mylia E. Crabh

Applicant's Address: 16 Fir Street Wareham, MA 02571

Telephone Number: 508 317 7057

Cell Phone Number: _____

Email Address: mylia.crabh@gmail.com

Address of Property/Project: Same as above

Landowner's Name: Same as above

Owner's Address: Same as above

Telephone Number: " " "

Contact Person: Frank Westgate Telephone Number: 508 295 8200 ^{774 608 0074}

Map 38 Lot 272 Zone R-30

Date Approved _____ Date Denied _____

Comments: _____



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Frank Westgate

Phone

508 295-8200 or 774 608-0074

Email

fwestgate@201.com

Date of Request

10/11/22

Property Information

Owners Name

Myla Koran (Cvada)

Property Location

16 Pir Street

Map/Lot

Map 38, Lot 272

Distance Required

Direct

100'

300'

500'

Which Board are you appearing before?

ZBA

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

OCT

TOWN OF WAREHAM ABUTERS

MAP 38 LOT 272

OWNER MYLIA E CRABB

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
38-261	TRACEY DOROTHY E		13 FIR ST	WAREHAM	MA	02571
38-260	KISH GRACE E		11 FIR ST	WAREHAM	MA	02571
38-271	KARAHALIS NORMAN S	KARAHALIS AMARIET M	10 CYPRESS ST	WAREHAM	MA	02571
38-258	CANNON JENNA M		5 FIR ST	WAREHAM	MA	02571
38-292	FLETT CHERYL A		17 GARDONIA ST	WAREHAM	MA	02571
38-272	CRABB MYLIA E		16 FIR ST	WAREHAM	MA	02571
38-274	ROMANO MICHAEL	MOLETA LINDA	3073 PEARL LAKE RD	LISBON	NH	03585
38-291	MARTIN BRIAN P	MARTIN SHARON L LIFE ESTATE	15 GARDONIA ST	WAREHAM	MA	02571
38-288	MODICA ELLEN ELIZABETH		140 COMMONWEALTH AVE MCELROY 226	CHESTNUT HILL	MA	02467
38-275/B	MUOLO MARY F + ROBERT	ARSENAULT DAWN	6 FIR ST	WAREHAM	MA	02571

CERTIFIED ABUTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 10/11/2022

By Kimi Chivers
ASSESSORS OFFICE

REQUESTED BY
FRANK WESTGATE RLP
774 608-0074
FWESTGATE@AOL.COM



2017 00036635

Bk: 48395 Pg: 182 Page: 1 of 2
Recorded: 05/05/2017 03:48 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/05/2017 03:48 PM
Ctrl# 101880 21028 Doc# 00036635
Fee: \$699.96 Cons: \$153,125.00

CANCELLED

MASSACHUSETTS QUITCLAIM DEED

We, Ray S. Crabb and Carol A. Crabb, a married couple, of 16 Fir Street, Wareham, Massachusetts 02571, for consideration paid, and in full consideration of ONE HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED TWENTY-FIVE AND 00/100 Dollars (U.S. \$153,125.00) grant to Mylia E Crabb, Individually, of 29 Algelo Avenue, Wareham, Massachusetts 02571 with *quitclaim covenants* the following property in Plymouth County, Massachusetts.

The land in Wareham, Plymouth County, Massachusetts, together with the buildings thereon, being Lots No. 272 and No. 273 as shown on a plan entitled "Plan No. 1 of lots at Parkwood Beach, dated May 1, 1923, Hayward & Hayward, surveyors" duly recorded with Plymouth County Registry of Deeds to which plan reference is hereby made for further and more particular description.

According to said plan, said lots each contain 4,000 sq. ft.

Also for additional frontage of ten (10) feet more or less on Fir Street, see deed of Trustees of Parkwood Beach Association, Incorporated to the respective lot owners in Parkwood Beach Development dated July 29, 1950 recorded with Plymouth County Registry of Deeds Book 2110, Page 231.

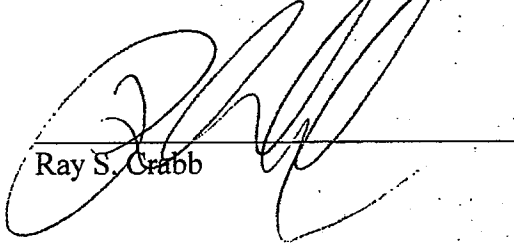
The Grantors hereby release any and all rights of Homestead in and to the premises conveyed hereby and warrant and represent that there are no persons entitled to any rights of homestead under G.L. c. 188 in the premises conveyed by this deed.

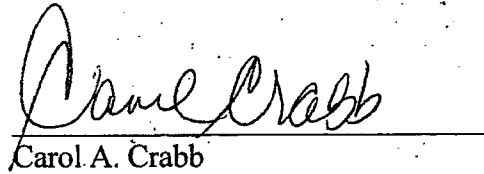
For our title, see Book 11599, Page 165.

PROPERTY ADDRESS: 16 Fir Street Wareham, Massachusetts 02571

mail to: Mylia Crabb
✓ 16 Fir St.
Wareham MA 02571

Witness our hand and seal(s) this 5th day of May, 2017.



Ray S. Crabb


Carol A. Crabb

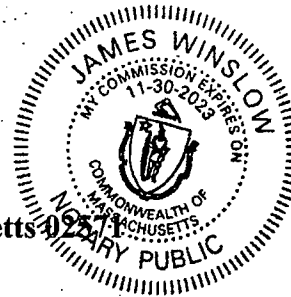
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 5th day of May, 2017, before me, the undersigned notary public, personally appeared Ray S. Crabb and Carol A. Crabb, proved to me through satisfactory evidence of identification, which was/were [Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

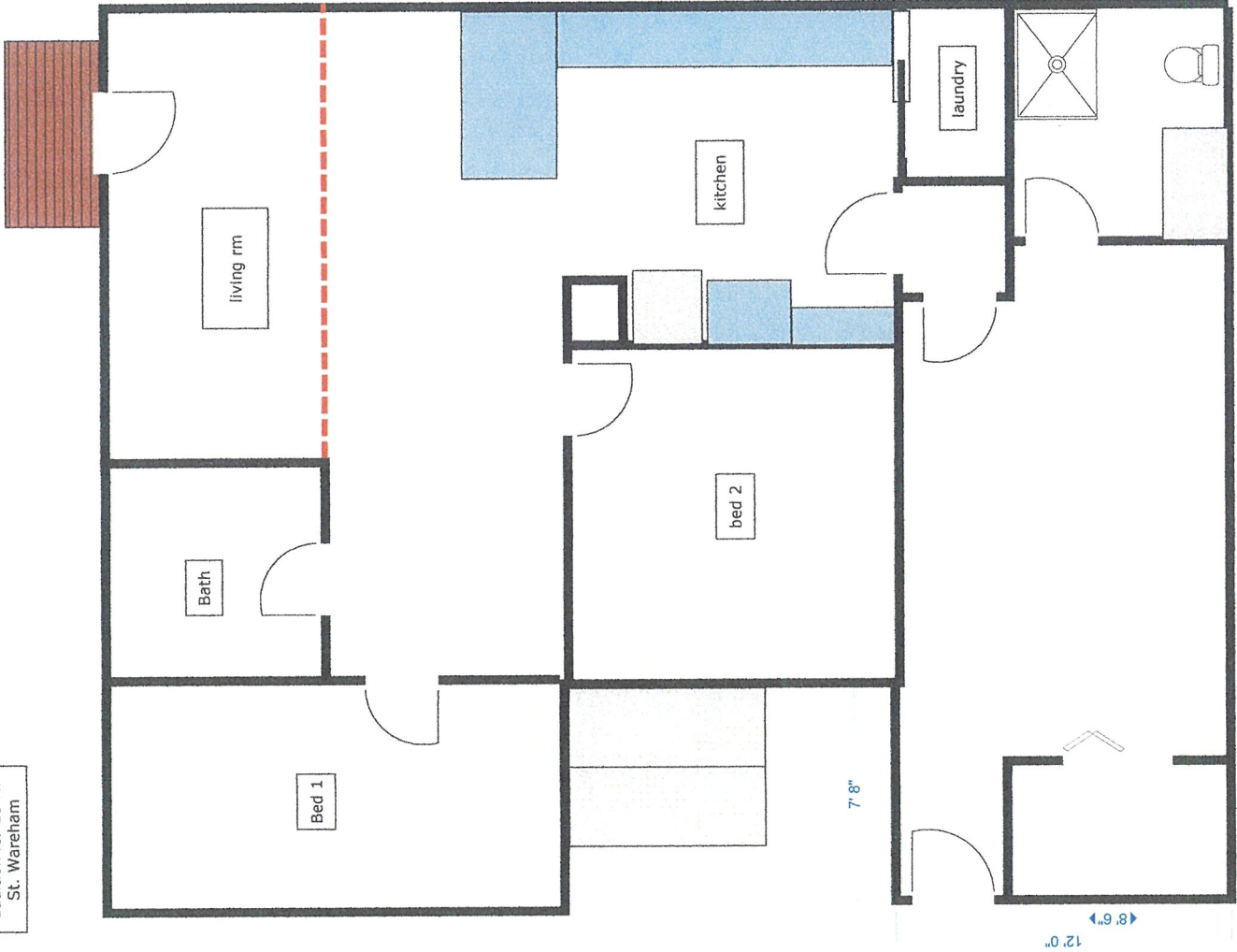

Notary Public: James Winslow
My Commission Expires: 11/30/2023

PROPERTY ADDRESS: 16 Fir Street Wareham, Massachusetts 02571



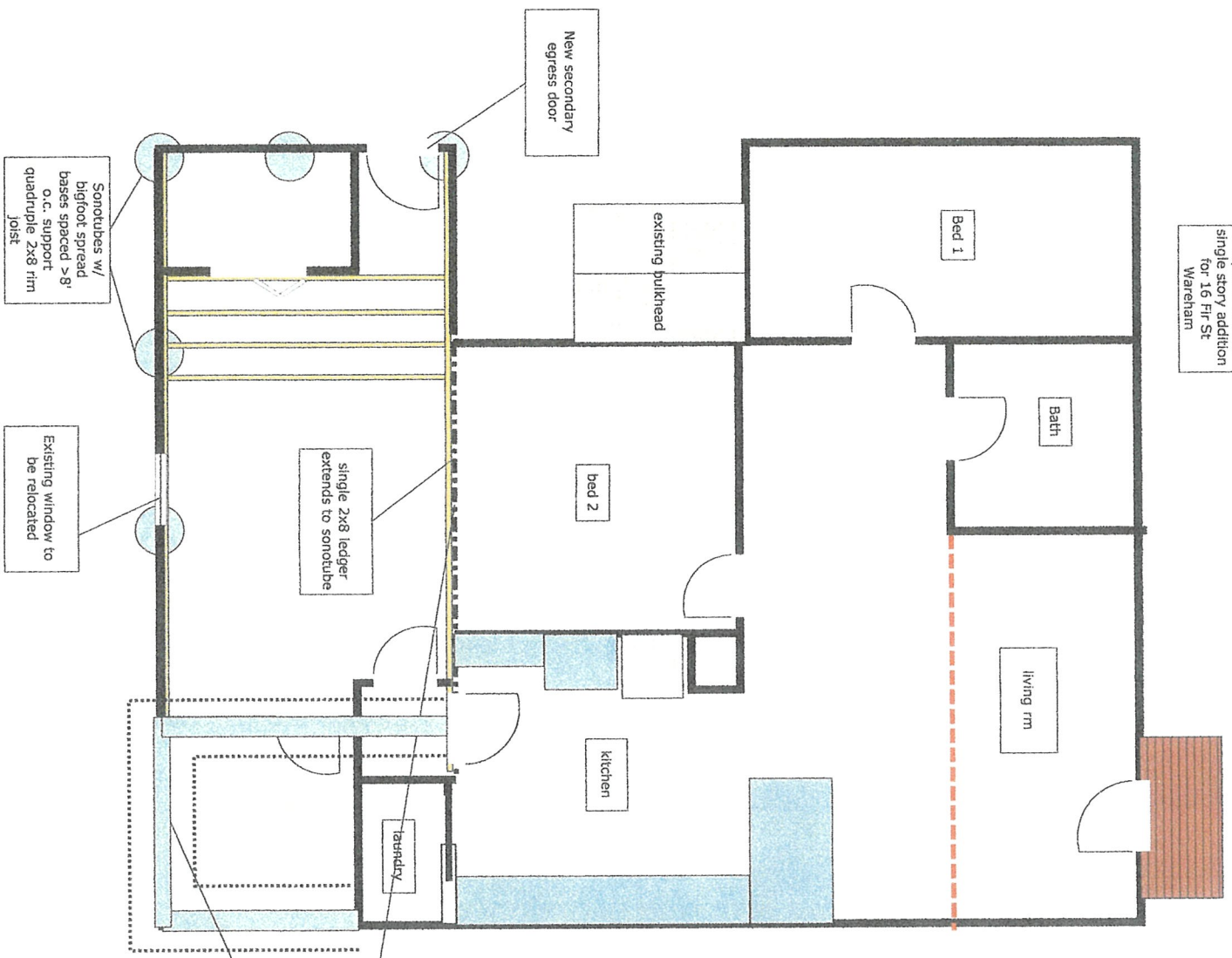
NW
↑ towards
Fir St.

Proposed 32' x 12'
single story
addition for 16 Fir
St. Wareham



32' 0"

Proposed 32'x12'
single story addition
for 16 Fir St
Wareham



Connection notes:
 -H25 connectors at rafter to wall connections
 -2x8 joist hangers at floor to rim joist connections
 -ABU66z post bases at sonotube to support posts
 -Metal straps/misc. hangers to be placed from corner support posts across floor system

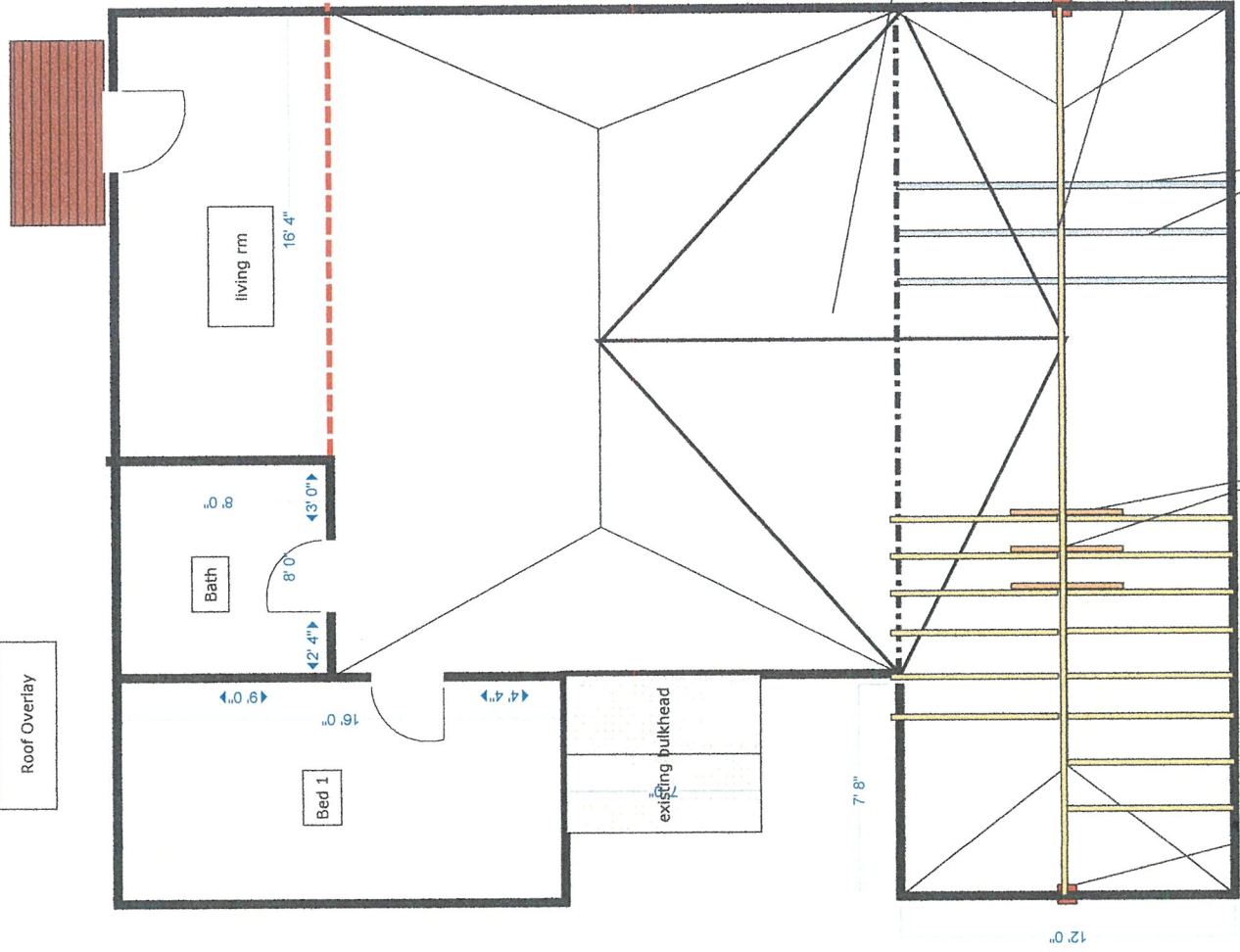
Framing notes:
 -All floor joists shall be 2x8 spanned > 12' spaced 16" o.c.
 -2x6 Exterior wall framing
 -2x6 ceiling joists
 -2x8 rafters spanned > 12'
 -All new headers shall be 3 2x8s spanned > 4'
 -2x4 collar ties to be placed beneath roof ridge beam

Insulation notes:
 -All insulation values to adhere w/ stretch energy code:
 R-30 in floors
 R-21 in walls
 R-49 in ceiling/roof assembly

Existing block basement foundation wall supporting existing rear roof load

New 10" crawlspace foundation walls 4' deep w/ footing

Roof Overlay



living rm
16' 4"

Bath
8' 0"

Bed 1
13' 0"

existing bulkhead
7' 8"

12' 0"

Cricket overlay connection between new and existing gables

New roof pitch tbd with intent to match existing peak elevation

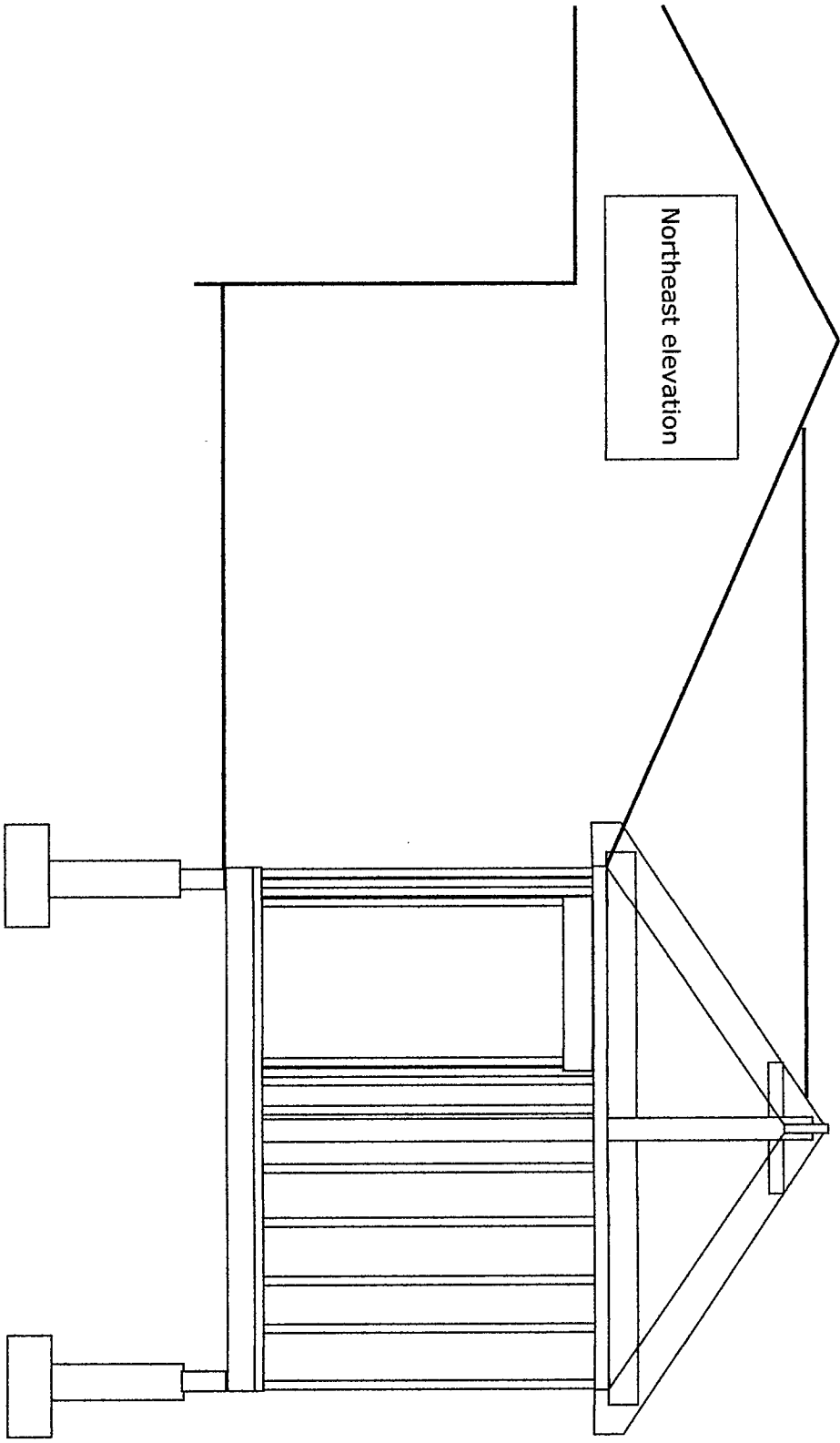
Single 2x12 ridge beam

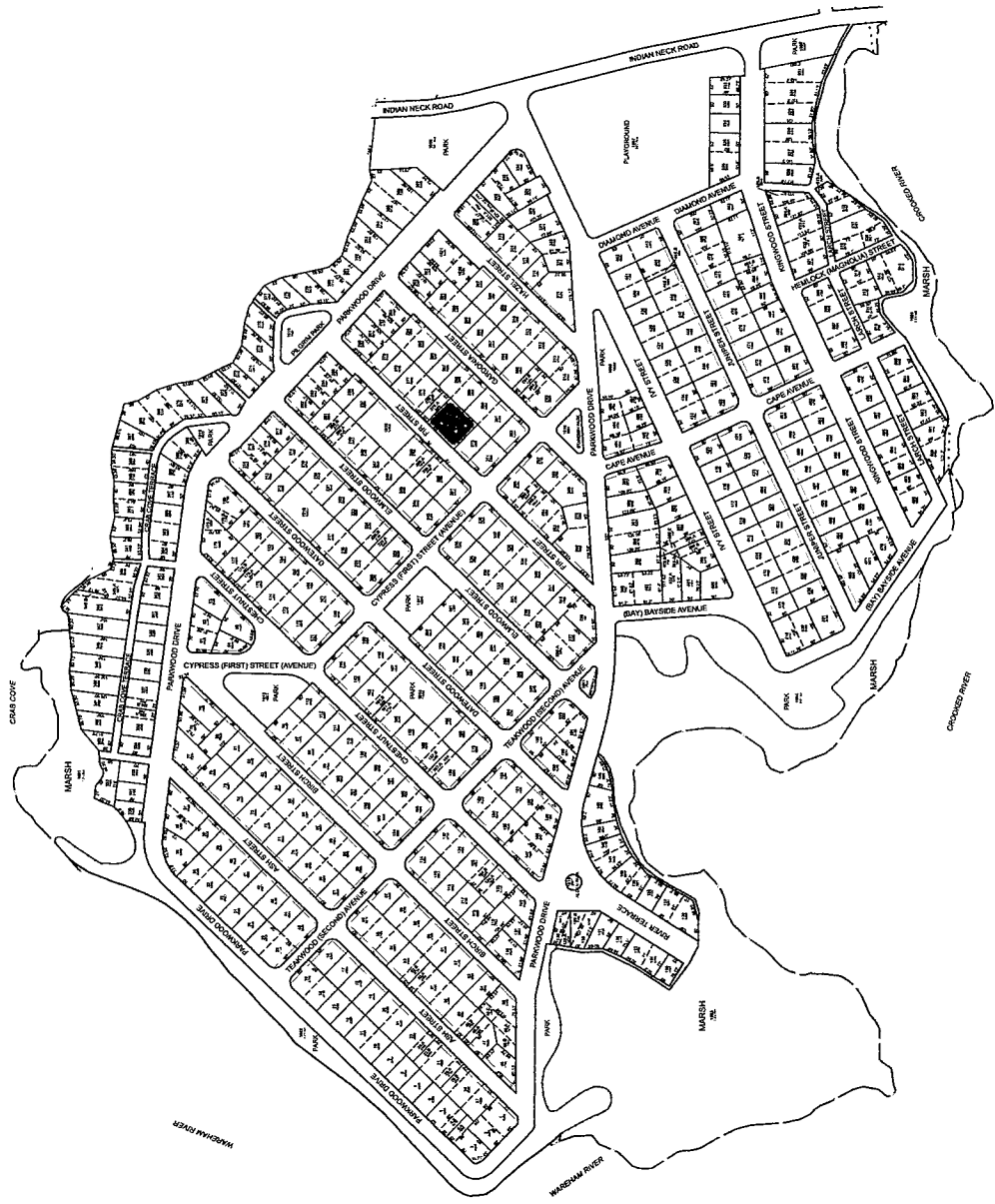
2x6 ceiling joists

2x4 collar ties placed beneath ridge beam

Triple 2x6 supports ridge beam at both gable ends

32' 0"





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONFORMANCE.
 THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM AND IS ORIGINAL MAPS PREPARED BY WALTER E. ROWLEY, TOWN ENGINEER, MODIFIED BY FULL CIRCLE TECHNOLOGIES IN 2013.

REVISED & REPRINTED BY
CAI Technologies
 1100 State Street, Wareham, MA 01996
 (508) 548-1100

LEGEND

- RECORD OVERLAP
- SCALED OVERLAP
- WATER
- COMMO/OWNERSHIP
- WETLANDS

FEET 0 25 50 75 100 150 200 300
 METERS 0 10 20 30 40 60 90 120

SCALE: 1" = 150'

REVISED TO: JANUARY 1, 2020

PROPERTY MAPS
WAREHAM
 MASSACHUSETTS

