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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 \$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: 61 SOUTH BLVD LOT: 17A MAP: 1
ZONING DISTRICT: OV 2
USE REQUESTED: RESIDENCE
OWNER OF LAND & BUILDING: THOMAS F DEJOSEPH TEL.#
ADDRESS OF OWNER: 16 BARNUM RD DANBURY, CT 06811
PERSON(S) WHO WILL UTILIZE PERMIT: CLARK HOME IMPROVEMENT
ADDRESS: 26 ACCESS RD E. WAREHAM, MA. 02538
DATE: 5-17-21 SIGNATURE: Paul R Clark

This application was received on the date stamped here:

Town Clerk:	_____	Date:	_____		
Tax Collector:	<u>Hathy King</u>	Date:	<u>5/17/21</u>		
Planning/Zoning Dept.:	<u>Donna Raposo</u>	Date:	<u>5/17/2021</u>		
Application fee paid:	<u>300.00</u>	Check #:	<u>6559</u>	Receipt:	_____
Advertising fee paid:	<u>100.00</u>	Check #:	<u>5268</u>	Receipt:	_____
Abutters fee paid:	<u>118.17</u>	Check #:	<u>5269</u>	Receipt:	_____

WAREHAM TOWN CLERK
2021 MAY 17 PM 4:38

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: PAUL R CLARK

Applicant's Address: 26 ACCESS RD E. WAREHAM MA 02538

Telephone Number: 508 291 1617

Cell Phone Number: 508 648 2824

Email Address: clarkhomimp@comcast.net

Address of Property/Project: 61 SOUTH BLVD WISEY

Landowner's Name: THOMAS P + SHARON E DEJOSEPH

Owner's Address: 16 BARNUM RD DANBURY CT. 06811

Telephone Number: 203 731 1232

Contact Person: PAUL R CLARK Telephone Number: 508 648 2824

Map 1 Lot 17-A Zone OV-2

Date Approved _____ Date Denied _____

Comments: _____

21402
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
01 MAR 2007 12:34PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 34187 Pg 205-206

ROCKLAND
DEEDS REG 26
PLYMOUTH

03/01/07 12:34PM 01

CANCELLED

0000000000

FEE \$2166.00

CASH \$2166.00

DEED

We, Robert A. Slaman and Carole A. Slaman, of 32 Chamberlain Street, Hopkinton, Middlesex County, Massachusetts 01748,

in consideration of four hundred seventy five thousand dollars (\$475,000)

grant to Thomas F. DeJoseph and Sharon E. DeJoseph, husband and wife as tenants by the entireties, of 16 Barnum Road, Danbury, Connecticut 06811,

with quitclaim covenants

the land in Wareham, Plymouth County, Massachusetts and being Lot "17 A" as shown on "Plan of Land in Wareham, Mass. A Subdivision of Lot 17 Onset Bay Association, Surveyed for Thomas Morrison, Scale 1" = 20', Sept. 5, 1952," recorded with Plymouth County Registry of Deeds, Plan Book 9, page 196, bounded and described as follows:

Beginning at a stake at the Southwesterly corner of Lot 1 on said Plan and the Northwesterly corner of Lot 17 in the Easterly line of South Boulevard;

thence Easterly by Lots 1 and 2 on said Plan by an old fence, one hundred five and 60/100 (105.60) feet, to a galvanized nail in the top of a post at the corner of fences;

thence Southwesterly by Lot 17B as shown on said Plan, ninety-two and 53/100 (92.53) feet to a concrete bound in the Northerly line of the said South Boulevard;

thence by the said Boulevard by a curved line, seventy six and 80/100 (76.80) feet measured on the chord, to the point of beginning.

Containing 3,556 square feet, more or less.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

Deed, Page 1 of 2

Return:
Thomas F. DeJoseph
16 Barnum Rd
Danbury, CT 06811

Leans: 61 South Boulevard, Onset Massachusetts

Being the same premises conveyed to us by Richard Turner, Joan A. Turner and Florence H. Turner dated August 3, 1992, and recorded in the Plymouth County Registry of Deeds at Book 11164, Page 159.

Executed as a sealed instrument this 27th day of February, 2007.

Robert A. Slaman
Robert A. Slaman

Carole A. Slaman
Carole A. Slaman

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

February 27, 2007

On February 27, 2007, before me, the undersigned Notary Public, personally appeared **Robert A. Slaman**, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



NANCY J. CLARK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 22, 2009

Nancy J. Clark
, Notary Public
My Commission Expires: May 22, 2009

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

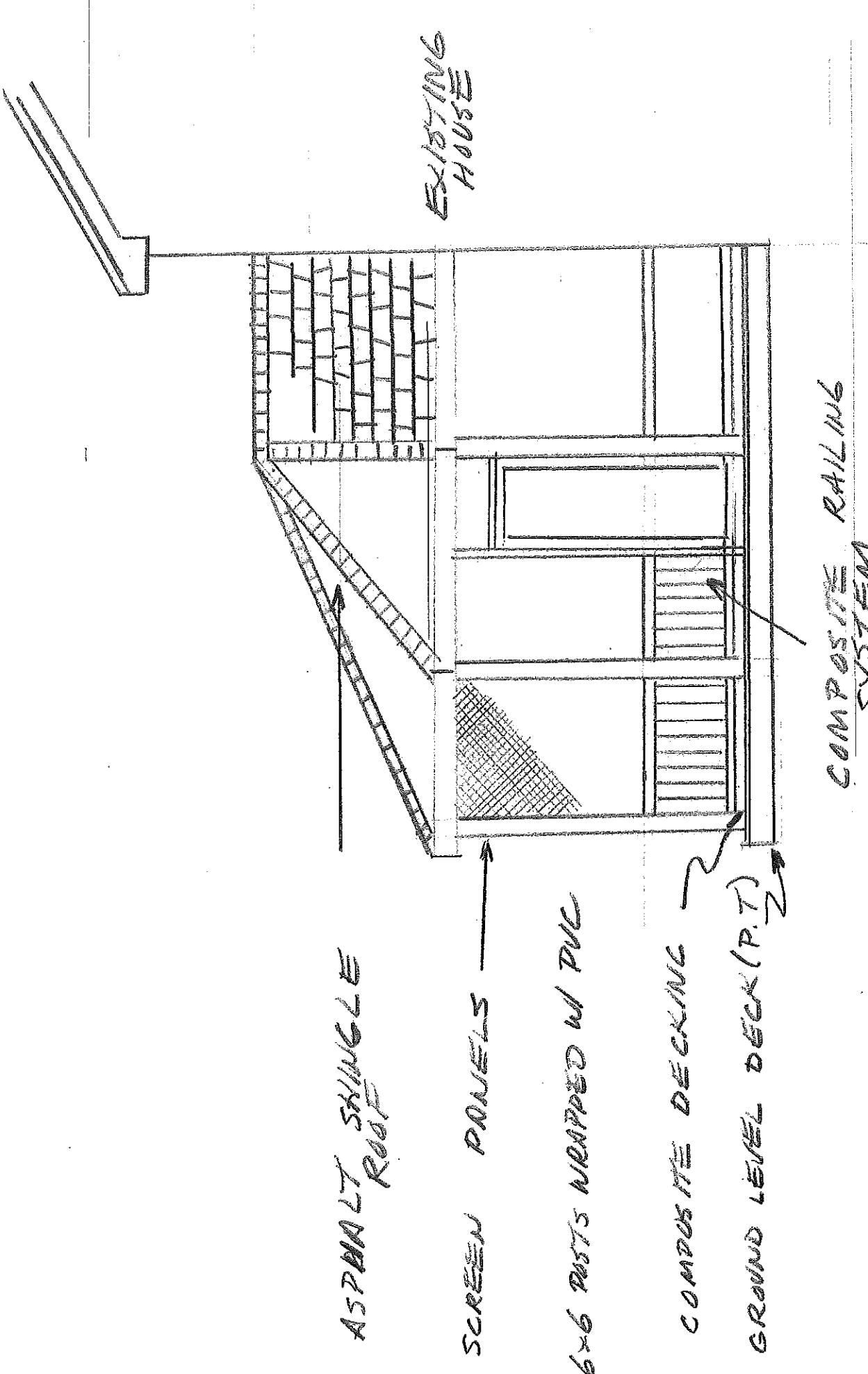
February 27, 2007

On February 27, 2007, before me, the undersigned Notary Public, personally appeared **Carole A. Slaman**, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, 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.



NANCY J. CLARK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 22, 2009

Nancy J. Clark
, Notary Public
My Commission Expires: May 22, 2009



EXISTING HOUSE

ASPHALT SHINGLE ROOF

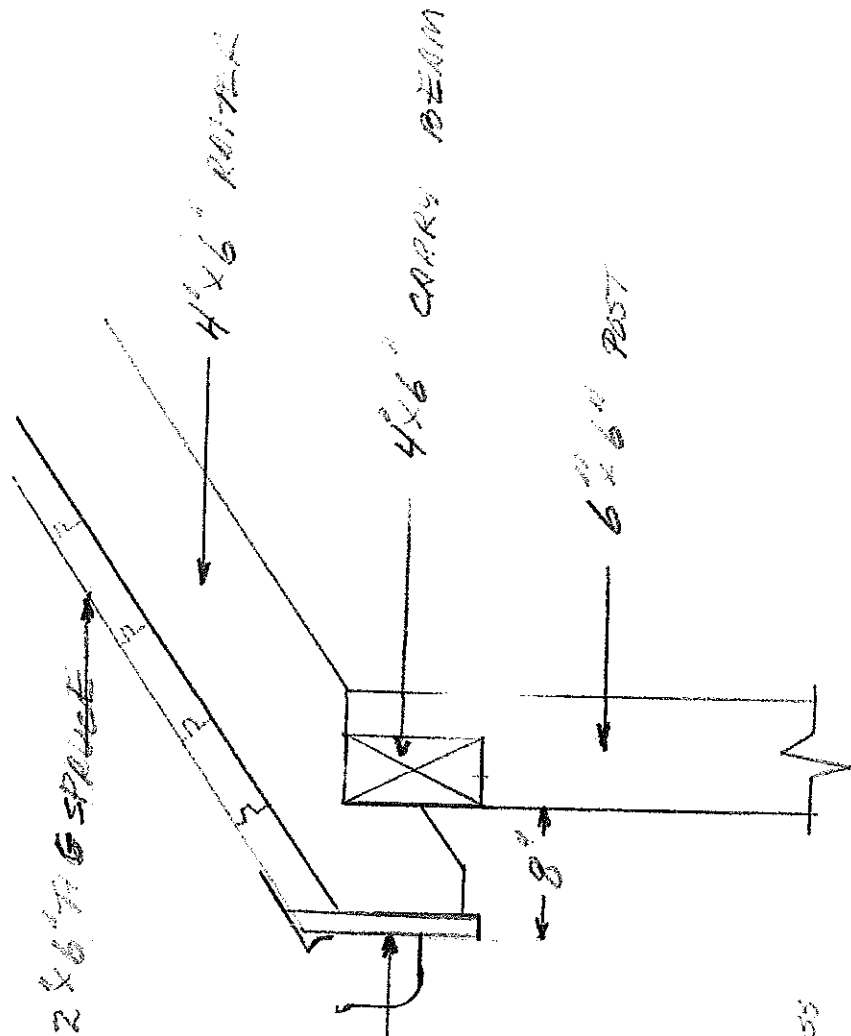
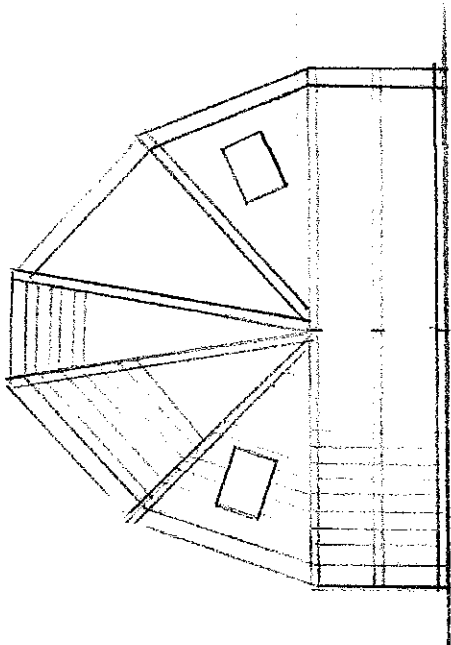
SCREEN PANELS

6x6 POSTS WRAPPED IN PVC

COMPOSITE DECKING

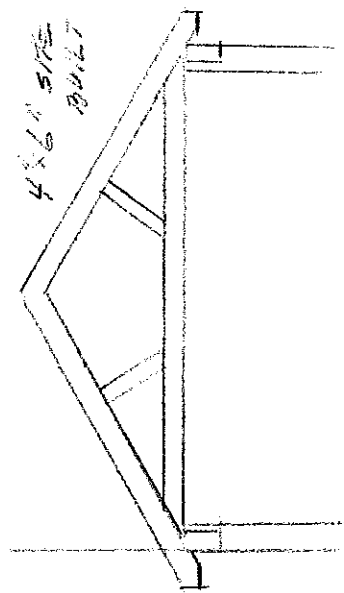
GROUND LEVEL DECK (P.T.)

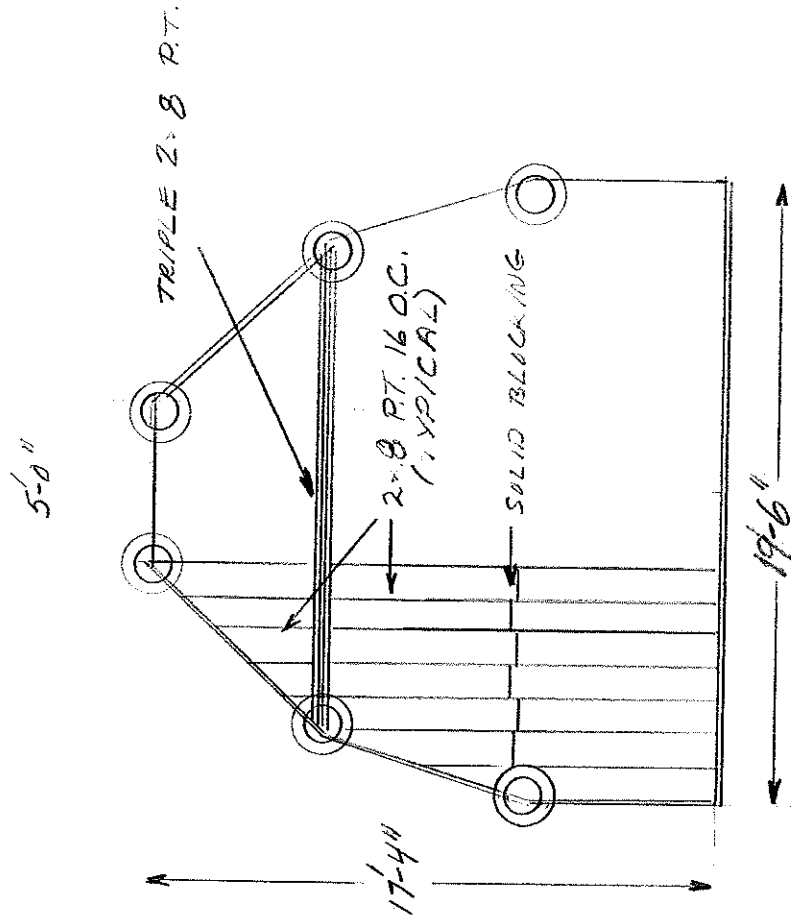
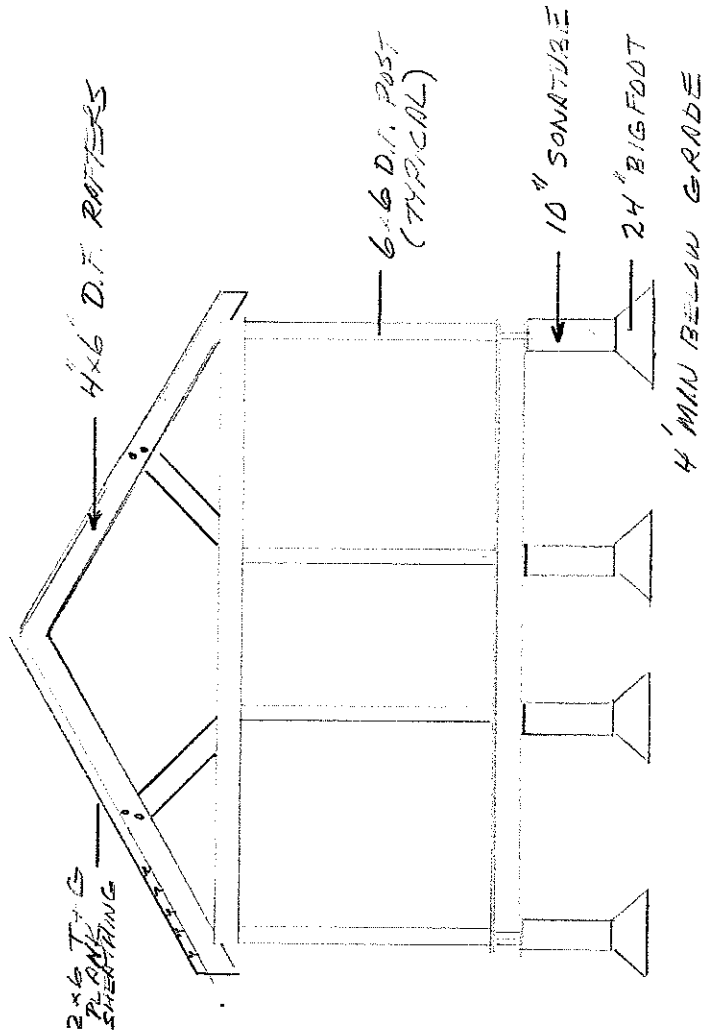
COMPOSITE RAILING SYSTEM



4x6 FASCIA

4x6 SIDE BUILT TRUSS





DESIGNED 1/4" = 1 FT.
 61 SOUTH BLVD
 PAUL R. CLARK

TOWN OF WAREHAM ABUTTERS									
MAP 1 LOT 17/A									
OWNER THOMAS F & SHARON E DEJOSEPH									
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE			
1-756	SHARON GAIL ✓	C/O GAIL HERRING	PO BOX 1595 ✓	ONSET	MA	02558			
1-755	BROPHY PATRICK F	BROPHY THERESA	255 COMMERCIAL ST	WHITMAN	MA	02382			
1-754	MCDONALD JOHN H ✓	MCDONALD LORRAINE M TRUSTEES	PO BOX 1123	ONSET	MA	02558			
1-1	HERRING GAIL P ✓		PO BOX 1595 ✓	ONSET	MA	02558			
1-753	GARABEDIAN VAROUJAN JOHN		PO BOX 1703	ONSET	MA	02558			
1-3	SNOPKOSKI KATHY	MCCARTHY ROBERT J JR	10 CATHERINE ST	DANBURY	CT	06811			
1-17/A	DEJOSEPH THOMAS F	DEJOSEPH SHARON E	16 BARNUM RD	DANBURY	CT	06811			
1-1048	TOWN OF WAREHAM		TOWN HALL	WAREHAM	MA	02571			
1-4/A	SCOTT STEPHEN J + FERNANDA P	SAMPAIO FERNANDO + SAMPAIO MARY	25 BRAGDON AVE	DANBURY	CT	06811			
1-4/B	WALLANDER PHILIP R	WALLANDER DOROTHY A LIFE ESTATE	35 SILVER ST	MONSON	MA	01057			
1-17/B	FRANZEN DANIELLE L TRUSTEE	DANIELLE L FRANZEN REV TRUST	18040 WAKONDA WAY	MONUMENT	CO	80132			
1-5/B	LEBLANC BRUCE J		64 W CENTRAL AVE	ONSET	MA	02558			
1-15/B	AMATO JENNIE A TRUSTEE	JENNIE A AMATO TRUST	18 PHEDON PKWY	MIDDLETOWN	CT	06457			
1-13	FIELDS JANET EDSALL	FIELDS ALLAN W TRUSTEES	25 CHANDLER ST	NEWTON	MA	02458			
CERTIFIED ABUTTERS AS THEY									
APPEAR ON OUR TAX ROLLS									
AS OF 2/15/2021									
<i>G. P. Rivera</i>									
ASSESSORS OFFICE									
REQUESTED BY PAUL CLARK									
CLARK HOME IMPROVEMENT									
CLARKHOMIMP@COMCAST.NET									



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

Paul Clark
26 Access Road
E. Wareham, MA 02538

February 3, 2021

RE: 61 South Boulevard

Map # 1, Lot # 17-A

I have reviewed your permit application to reconstruct an existing deck on the rear of your current dwelling. Your proposal does not meet the current zoning requirements in place for the OV-2 zoning district and must be denied at this time.

You have applied for a building permit to raze and reconstruct your existing deck in the same footprint. The deck structure is currently non-conforming and you are proposing to increase the size and height of the structure by constructing a roof and screen enclosure with a 12" overhang. The added height and reduction in setback is an increase to the non-conforming nature and requires a Special Permit from the Zoning Board of Appeals. A Variance will be required if a finding is made by the Zoning Board that the proposed construction will result in a substantial detriment to the neighborhood.

The submitted permit application consisting of a site plan by J.C. Engineering stamped on November 11, 2010 with the deck drawn in and noted by hand, comprised of one page; and the hand drawn design sketched comprised of three pages, is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6 Table 622, Village Districts:** The proposed construction does not conform to the setback requirements for the OV-2 zoning district.
- **Article 13 Section 1352, Procedures:** Intensification and or aggravation of a lawfully non-conforming structure requires a Special Permit from the Zoning Board of Appeals. A Variance may be required if found to be substantially more detrimental

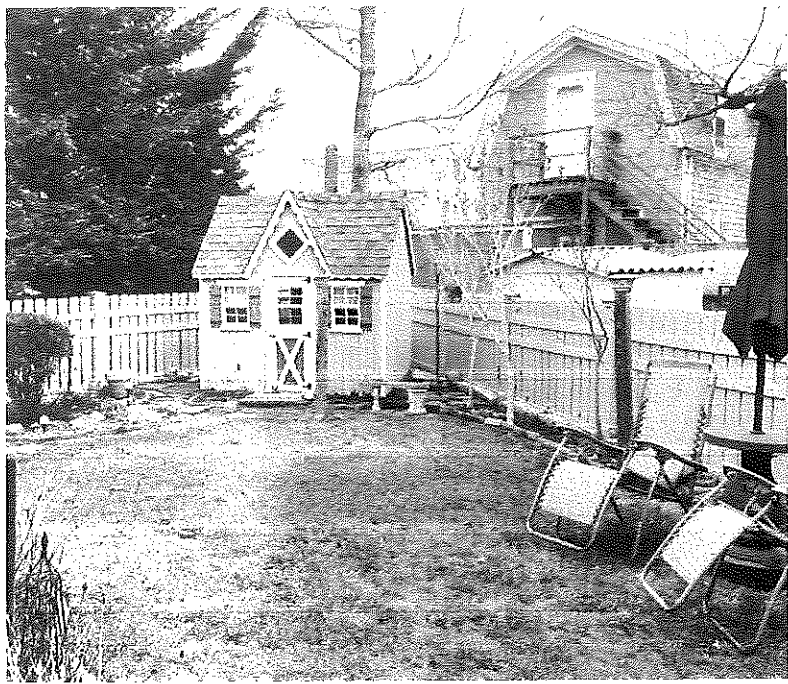
The subject dwelling is located in the OV-2 zoning district.

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.





Clark Home Improvement

26 Access Road, East Wareham, MA 02538-1130 (508) 291-1617

MA. Lic. CS51257 HIC119114

www.clarkhomeimprovement.com

clarkhomimp@comcast.net

Wareham Zoning Board of Appeals

May 10, 2021

To whom it may concern,

The subject property being 61 South Blvd. In Onset, is a very well kept two story home. Being totally renovated approx. 10 years ago everything is in excellent condition. The front and rear yards are impeccably landscaped and well maintained. The home is typically used as a summer residence by the homeowners and their family.

The proposed intention is to add a roof and screen in the rear deck to enhance it's enjoyment. To do so requires the addition of a roof overhang with gutter to control rain water and keep the space dry. This would consist of an eight inch overhang with a four inch gutter for a total increase of twelve Inches beyond the existing footprint.

Sincerely, Paul R. Clark