

REQUEST for
VARIANCE and/or SPECIAL PERMIT
to the
WAREHAM ZONING BOARD OF APPEALS
for
HARLAN MORTON STORY LIFE ESTATE
66 West Blvd.
Onset, MA

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GAF Engineering



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 \$80.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 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: 66 WEST BLVD MAP: 1 LOT: 688
ZONING DISTRICT: OY2
USE REQUESTED: RESIDENTIAL
OWNER OF LAND & BUILDING: HARLAN MORTON STORV TEL.# 508.435.5841
LIFE ESTATE
ADDRESS OF OWNER: 3 WESTCOTT DR., HOPKINGTON, MA 01748
PERSON(S) WHO WILL UTILIZE PERMIT: OWNER
ADDRESS: SAME
DATE: _____ SIGNATURE: _____
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: _____ Variance _____ Special Permit _____ Site Plan _____ Appeal _____

Date stamped in: _____ Date decision is due _____

Applicant's Name: WILLIAM H. LOCKWOOD

Applicant's Address: PO BOX 95, ONSET, MA 02558

Telephone Number: 508.273.0111

Cell Phone Number: 508.221.1843

Email Address: LOCKWOODARCH@GMAIL.COM

Address of Property/Project: 66 WEST BLYD

Landowner's Name: HARLAN MORTON STORY LIFE ESTATE

Owner's Address: 3 WESTCOTT DR., HOPKINGTON, MA 01748

Telephone Number: 508.435.5841

Contact Person: WILLIAM H. LOCKWOOD Telephone Number: 508.273.0111

Map 1 Lot 688 Zone OV2

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L. Riquinha
Director of Inspectional Services

Story Harlan Morton Life Estate
c/o Lynn Story
3 Westcott Drive
Hopkinton, MA 01748

November 5, 2020

RE: 66 West Boulevard (rear addition)

Map # 1, Lot # 688

I have reviewed your application to construct a rear addition on the existing structure at 66 West Boulevard in Onset, MA. The proposed construction does not comply with the requirements set forth in the Wareham zoning by-law and must be denied at this time.

You are proposing to demolish a small portion of the dwelling in order to construct a rear addition that includes two bathrooms, a small laundry room, and a storage area accessible from the exterior. The addition continues along the same line as the main dwelling on both sides; while the setback remains the same on rear of the dwelling, it is improved by nearly 2' of the left side. You are proposing to reduce the lot coverage but the building coverage and floor area ratio are both increasing to a more non-conforming nature. A Special Permit from the Zoning Board of Appeals is required unless the Board finds that the proposal is substantially more detrimental to the neighborhood, in which case a Variance will be required (*zbl § 1353*).

The submitted permit application along with documents including an uncertified site plan by Lockwood Architects labeled "Red Cloud Cottage" comprised of one page dated October 7, 2020, and architectural drawing by Lockwood Architects labeled "Project No 1264" comprised of one page and dated October 7, 2020 is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 622, Village Districts**, You are decreasing the lot coverage from 69% to 58% where 50% is permitted; however, the already non-conforming floor area ratio is increasing by 2%, and the non-conforming building coverage is increasing by 1%.
- **Article 13, Section 1352, Non-conforming Structures**, alteration, intensification, or expansion of a lawfully pre-existing non-conforming residential structure requires relief from the zoning Board of Appeals. A Special Permit is required for the intensification of a lawfully non-conforming structure unless the Board of Appeals finds that the expansion will be substantially more detrimental to the neighborhood in which case a Variance will be required.

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.

NARRATIVE REGARDING PROJECT

RE: HARLAN MORTON STORY LIFE ESTATE
66 West Blvd.
Map 1, Lot 688

SITE DESCRIPTION

The property is located in the Shell Point section of Onset in an OV2 residential zone. It is also located in an AE14 flood zone. The lot is about 3505 SF), which is significantly less than the 10,000 square feet that would be required for single family house.

On-site parking spaces are currently provided. The property is served by both Town water and sewer, as well as natural gas.

PROJECT DESCRIPTION

The existing house (photos included in the appendices) is a one and a half story structure originally constructed about 1890. Certain additions have occurred in the intervening years. The two latest additions at the rear of the structure are proposed to be demolished and replaced by a new single story addition that is proposed to be constructed essentially on the same footprint, but slightly larger.

REASONS FOR GRANTING THE VARIANCE/SPECIAL PERMIT

This house has been in the same family's ownership since its construction 130 years ago. The house and subsequent additions were all constructed before the advent of Zoning, and certain parts of the building are now in need of replacement. Renovation is not a useful or viable option.

Relief is being sought from the coverage and setback provisions as outlined in the Building Commissioner's letter. Lot coverage is proposed to be reduced. Building coverage and Floor Area Ratio are both currently non-conforming and are both proposed to be increased slightly. The proposed addition increases the setbacks on both the north and east sides, thus reducing their relative non-conformity. The front and south side setbacks remain unchanged.

It is felt that these proposed improvements will provide an overall benefit to the petitioner, property, and to the neighborhood, and can be accomplished (b) without substantial detriment to the public good during or after construction. It is further felt that this can be accomplished (c) without nullifying or substantially derogating from the intent or purpose of the Wareham Zoning Bylaws.

Relief will allow beneficial enjoyment of the property by the next generation(s) of petitioners. We, therefore believe that this Special Permit/Variance can be reasonably granted, and encourage the Board to favorably review this request.

WAREHAM ZONING BOARD OF APPEALS
HARLAN MORTON STORY LIFE ESTATE
66 West Blvd., Onset



TOWN OF WAREHAM ABUTTERS LIST

300' CERTIFIED LIST

MAP 1, LOT 688

66 WEST BLVD.

MAP/LOT	OWNER	CO-OWNER	MAILING ADDRESS	TOWN	ST	ZIP
1-708	ROBICHAUD CAROLYN S & JOHN N	ROBICHAUD SCOTT N & HOLLY J	33 HIGH NOON DR	CENTERVILLE	MA	02632
1-706	SPINELLO MAY R LIFE ESTATE	C/O DIANE SPINELLO	PO BOX 503	PITTSFIELD	VT	05762
1-687	KELLEGREW JOHN A	KELLEGREW BARBARA A TRUSTEES	PO BOX 806	ONSET	MA	02558
1-686	HANNON LINDA B	HANNON THOMAS P JR TRUSTEES	PO BOX 1205	ONSET	MA	02558
1-687	KELLEGREW JOHN A	KELLEGREW BARBARA A TRUSTEES	PO BOX 806	ONSET	MA	02558
1-689	HOUGHTON DONALD M	HOUGHTON LYNNE N	29 BERLIN ST APT 4	QUINCY	MA	02170
1-693/B	O'TOOLE KATHLEEN	COMEAU ROBERT	PO BOX 732	SO EASTON	MA	02375
1-690	HIXON CHARLES D	HIXON DENISE C	5 FENTON ST	HOPKINTON	MA	01748
1-693/A	WYMAN JEFFREY K		9 MATTHEW CIR	N EASTON	MA	02356
1-692	MURPHY JOHN J JR	MURPHY GAIL A TRUSTEES	21 EVERGREEN DR	BELLINGHAM	MA	02019
1-691	RIVERS RAYMOND & ALICE W TRS	RIVERS ALICE W & RAYMOND TRS	PO BOX 818	ONSET	MA	02558
1-706	SPINELLO MAY R LIFE ESTATE	C/O DIANE SPINELLO	PO BOX 503	PITTSFIELD	VT	05762
1-708	ROBICHAUD CAROLYN S & JOHN N	ROBICHAUD SCOTT N & HOLLY J	33 HIGH NOON DR	CENTERVILLE	MA	02632
1-1048	TOWN OF WAREHAM		TOWN HALL	WAREHAM	MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR ON OUR TAX ROLLS

AS OF 12/31/2019

Nancy D. Ryan

ASSESSORS OFFICE

- MA Place
- Police Station
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highway
- US Highway
- Interstate
- Numbered Routes
- Streets
- Bathymetry
- 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



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.

0 640 1280 ft

Printed on 08/25/2020 at 08:33 AM



QUITCLAIM DEED

I, EVELYN ANN DELFINE, of 431 Duquesne Avenue, Canonsburg, Pennsylvania, in consideration of One and 00/100 (\$1.00) Dollars, grant to EVELYN ANN DELFINE, TRUSTEE OF THE RED CLOUD REALTY TRUST dated June 27, 2000, to be recorded herewith, of 431 Duquesne Avenue, Canonsburg, Pennsylvania, all my right title and interest in,

with *Quitclaim Covenants*,

A certain parcel of land with the buildings thereon, situated at Onset, in the Town of Wareham, in the County of Plymouth and said Commonwealth, and being lot numbered six hundred and eighty-eight (688) on a plan of lands of Onset Bay Grove Association, recorded with Plymouth Deeds, Plan Book No. 1, Folio 58.

Being the same premises conveyed to Hattie C. Kerr and Rufus Kerr from Maria Evelyn Bangs, dated July 10, 1926, and recorded with Plymouth County Deeds, Book 1509, Page 572.

Subject to the restrictions contained in deed from the Onset Bay Grove Association, so far as the same are now in force and applicable.

For title, see deed recorded with Plymouth County Registry of Deeds in Book 2341, Page 116.

Witness my hand and seal this 27th day of June, 2000.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
28 JUN 2000 11:06AM
RICHARD C. SEIBERT
REGISTER
Bk 18644 Pg 138



Evelyn Ann Delfine

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

June 27, 2000

Then personally appeared the above-named EVELYN ANN DELFINE and acknowledged the foregoing instrument to be her free act and deed, before me,

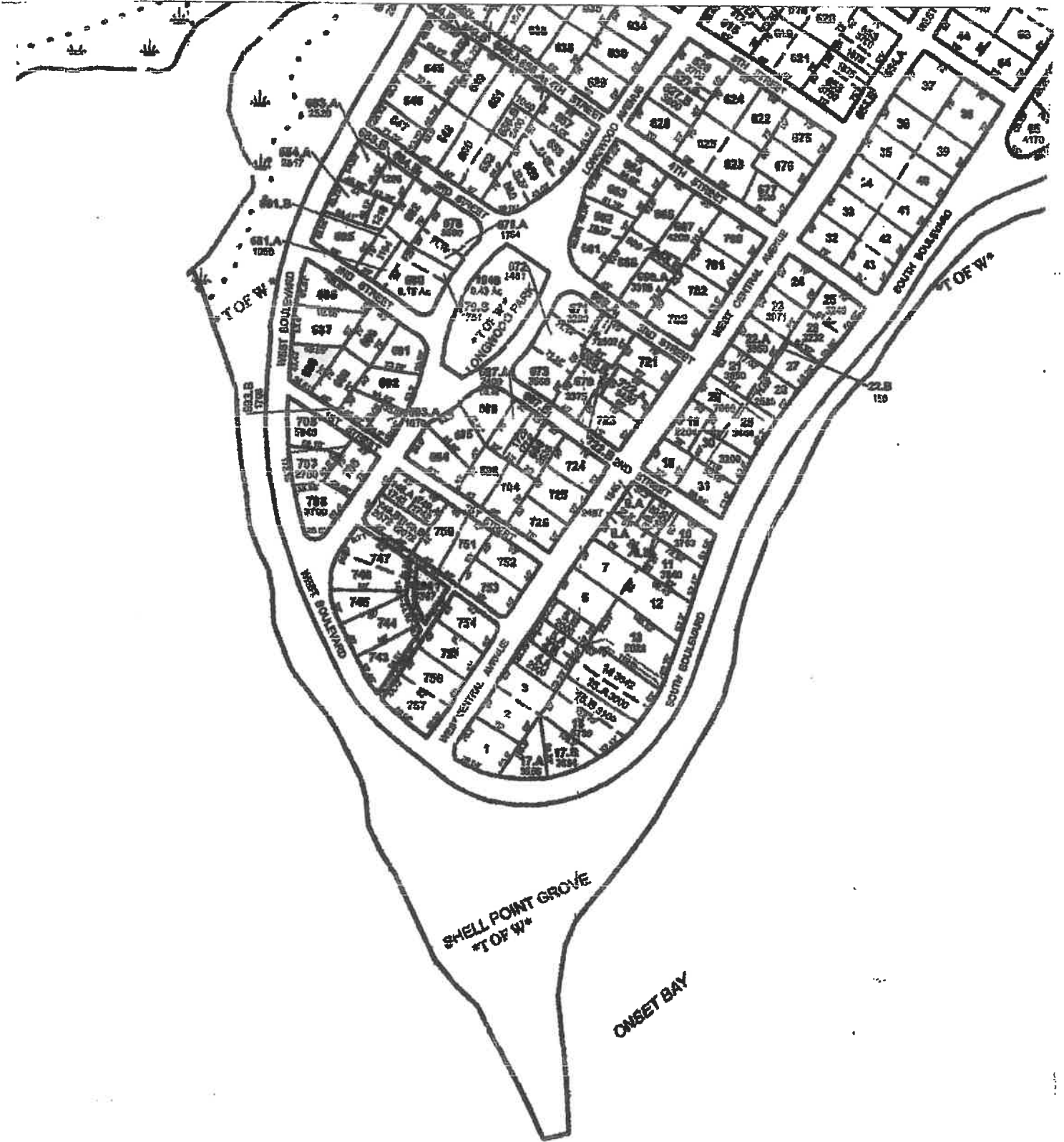


Notary Public: Darren M. Norton
My commission expires: March 31, 2006

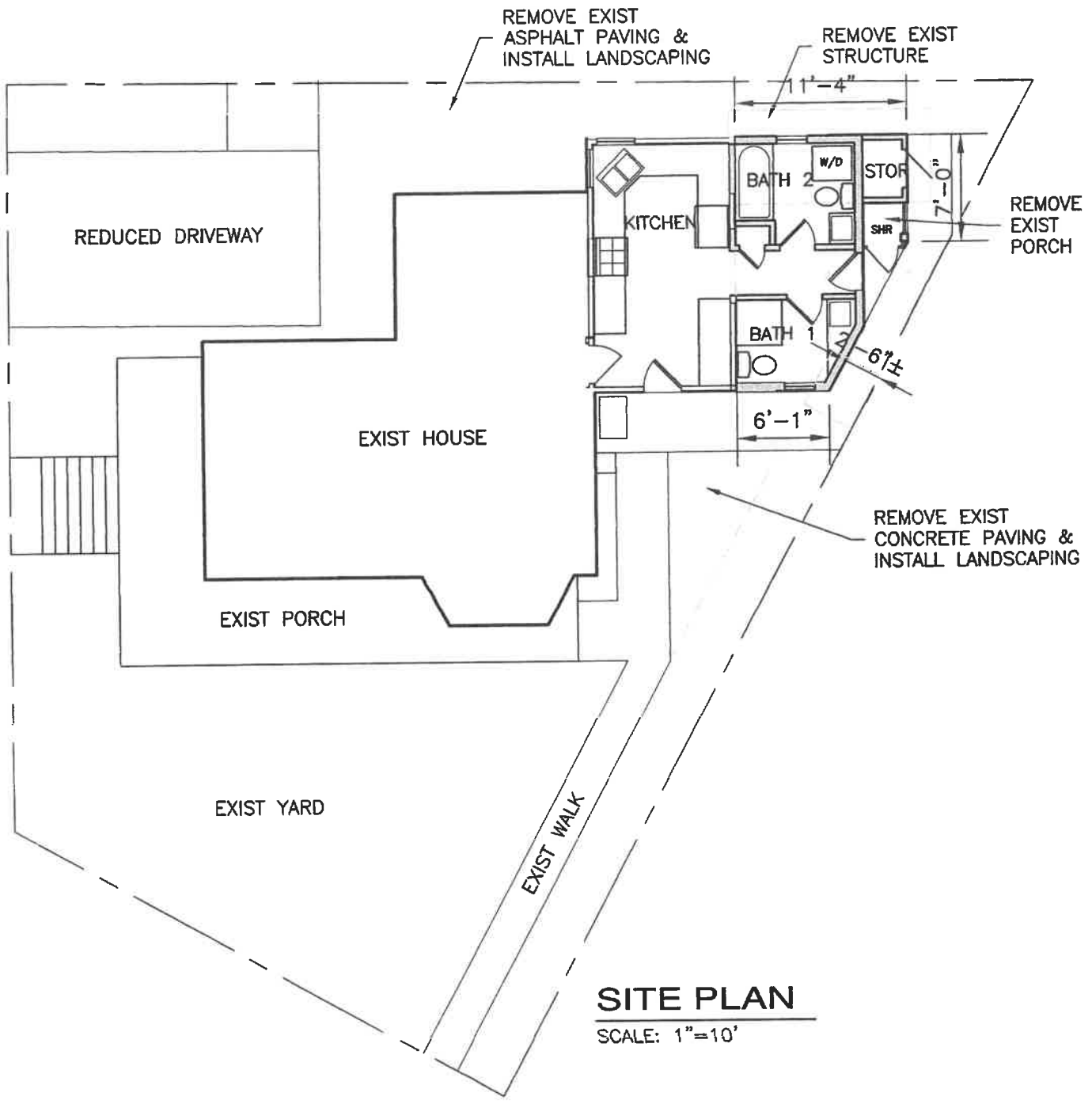
dmn.delfine.deed

← END OF INSTRUMENT →

ASSESSOR'S MAP 1 SEGMENT



WAREHAM ZONING BOARD OF APPEALS
HARLAN MORTON STORY LIFE ESTATE
66 West Blvd.



SITE PLAN
SCALE: 1"=10'

LOCKWOOD ARCHITECTS
219 ONSET AVE., PO BOX 95
PHONE
E-MAIL

ONSET, MA 02558
508.273.0111
LOCKWOODARCH@GMAIL.COM

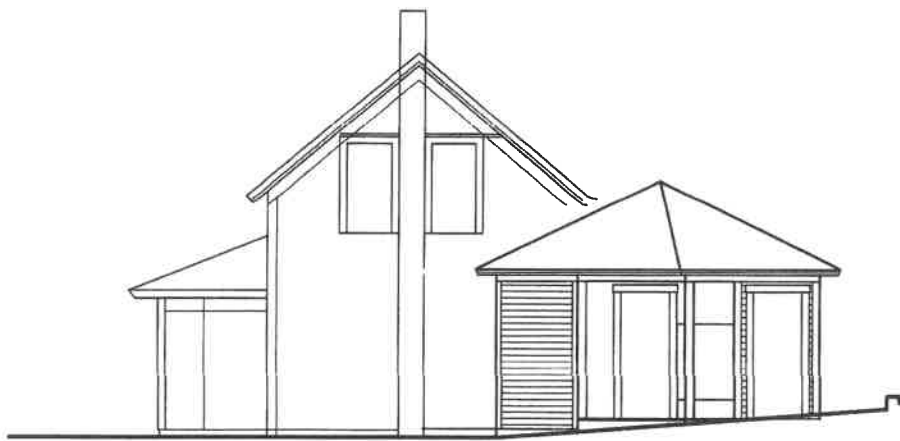
RED CLOUD COTTAGE
66 WEST BLVD.
ONSET, MA

1264
10.7.20

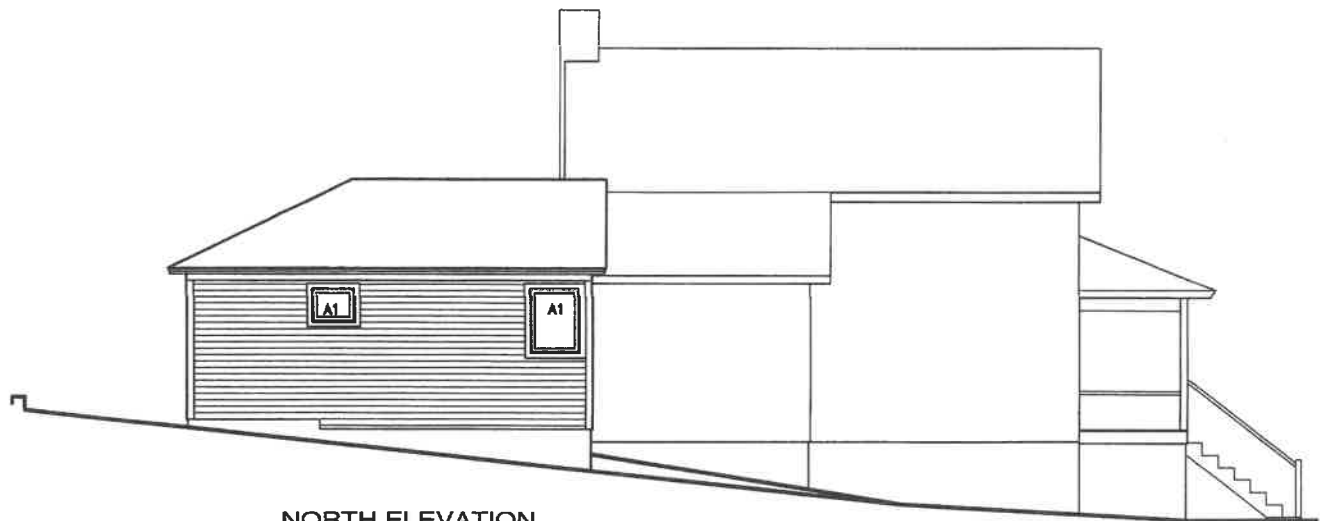
DRAWING
SKA1.6



SOUTH ELEVATION
SCALE: 1"=10'-0"



EAST ELEVATION
SCALE: 1"=10'-0"



NORTH ELEVATION
SCALE: 1"=10'-0"

LOCKWOOD ARCHITECTS
219 ONSET AVE., PO BOX 95
PHONE 508.273.0111
E-MAIL LOCKWOODARCH@GMAIL.COM
ONSET, MA 02558

RED CLOUD COTTAGE
66 WEST BLVD.
ONSET, MA

1264
10.7.20

DRAWING
SKA1.7

EXISTING PHOTOS



VIEW FROM STREET



REAR VIEW @ AREA OF WORK

**WAREHAM ZONING BOARD OF APPEALS
HARLAN MORTON STORY LIFE ESTATE
66 West Blvd, Onset**