



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 Special Permit _____ Site Plan
_____ Appeal for a use at the following place:

STREET & NUMBER: 1 Captain Collis Dr. MAP: 2 LOT: 21

ZONING DISTRICT: _____

USE REQUESTED: _____

OWNER OF LAND & BUILDING: William & Brenda Ruggiero

ADDRESS OF OWNER: 1 Captain Collis Drive

PERSON(S) WHO WILL UTILIZE PERMIT: William & Brenda Ruggiero

ADDRESS: 1 Captain Collis Drive Wareham, MA

DATE: 6-18-23 SIGNATURE: Brenda Ruggiero

WAREHAM TOWN CLERK
2023 JUL 13 PM 2:36

Town Clerk: _____ Date: _____

Tax Collector: Cham Date: 7/5/23

Planning/Zoning Dept.: Sonia Raposo Date: 7/11/2023

Application fee paid: 300.- Check #: 101 Receipt: _____

Advertising fee paid: 150.- Check #: 103 Receipt: _____

Abutters fee paid: 276.30 Check #: 104 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 & Brenda Ruggiero

Applicant's Address: William & Brenda Ruggiero 1 Captain Collis Drive, Wareham, MA

Telephone Number: 508-942-8612

Cell Phone Number: 508-942-8612

Email Address: brenda_ruggiero@gmail.com

Address of Property/Project: 1 Captain Collis Drive, Wareham, MA

Landowner's Name: William & Brenda Ruggiero

Owner's Address: 357 West Britannia St. Taunton, MA 02780

Telephone Number: 508-942-8612

Contact Person: William & Brenda Ruggiero Telephone Number 508-942-8612

Map _____ Lot _____ Zone _____

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

June 13, 2023

Mr. William Ruggiero
1 Captain Collis Drive
Wareham Massachusetts, 02532

RE: 1 Captain Collins Drive / Map 1, Lot 21

Mr. Ruggiero

I have reviewed your Building Permit application B-23-356, submitted June 7, 2023 to “construct an addition to the north side of the existing house. The area will increase the living room and kitchen as per plan. Small dormer on second floor to be added as a closet” located at 1 Captain Collins Drive, Wareham, Massachusetts. At this time I must deny your request.

Your proposed project will increase the Building Coverage from 21.98% existing to 30.11% proposed with an allowable percentage of 20.00%. The Floor Area Ratio will increase from 26.6% existing to 35.4% proposed with 25.0% allowed. A **Special Permit** will be required for relief to be granted.

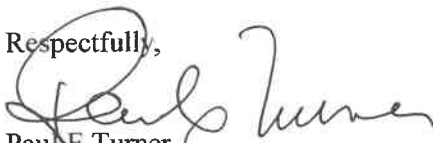
Your application is being denied under the following sections of the **Wareham Zoning By-Laws**:

Article 6: Density and Dimensional Regulations, 622 Village Districts, Building Coverage.

Article 6: Density and Dimensional Regulations, 628 Existing Small Lots, Category 1, Lawfully existing lots in Village Districts, Floor Area Ratio (FAR).

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 **OV2** zoning district.

Respectfully,

Paul E Turner
Building Commissioner
Zoning Enforcement Officer

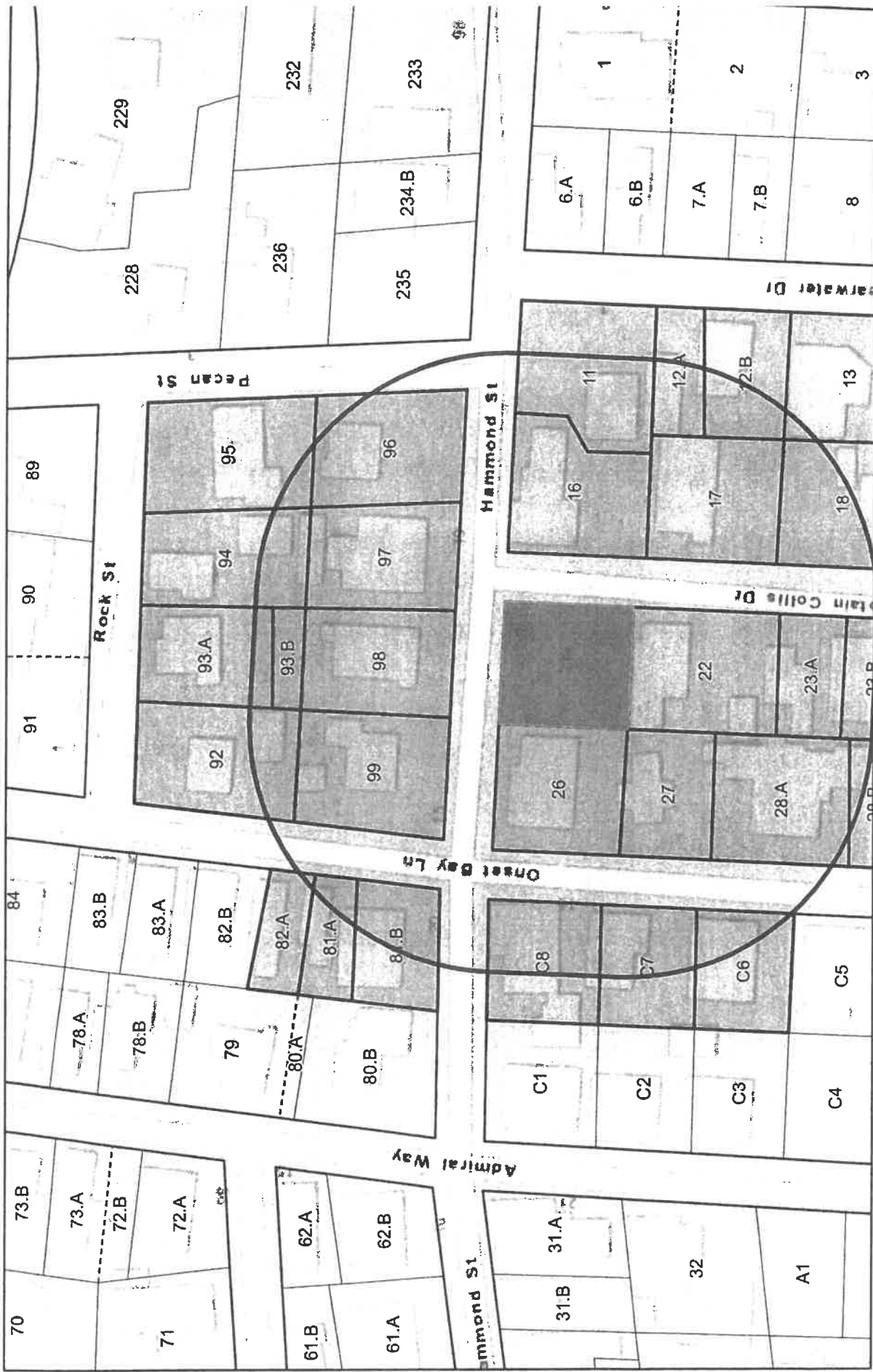
It is the owners' responsibility to check with other departments to ensure full compliance.

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.

2716 30
79

TOWN OF WAREHAM ABUTTERS				
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
MAP 2 LOT 21 300'				
OWNER WILLIAM J & BRENDA RUGGIERO				
2-0-11	BANIK PATRICIA, BANIK JOHN	93 ELMWOOD AVE,	DEDHAM, MA	02026
2-0-12.A	VOGLMAIER MARTINA M,	78 GROVE ST,	N ATTLEBORO, MA	02760
2-0-12.B	OBRIEN EUGENE J & OBRIEN MICHAEL F & NANCY L	171 HODGES ST,	TAUNTON, MA	02780
2-0-13	VENDETTI EDMUND C JR,	PO BOX 255,	FRANKLIN, MA	02038
2-0-16	FLANNERY MILDRED R,	PO BOX 1538,	ONSET, MA	02558
2-0-17	REINKE HERBERT, REINKE GERALDYN TRUSTEES	109 MARCOURT DR,	CHAPPAQUA, NY	10514
2-0-21	RUGGIERO WILLIAM J, RUGGIERO BRENDA	357 WEST BRITANNIA ST,	TAUNTON, MA	02780
2-0-22	ONEIL KATHLEEN J TRUSTEE, KATHLEEN J ONEIL IRREVOC TRUST	PO BOX 21,	ONSET, MA	02558
2-0-23.A	LYNCH FRANCIS J III TRUSTEE, OF THE LONG NECK REALTY TRUST	173 SUZANNE DR	RAYNHAM, MA	02767
2-0-23.B	CHERELLA ROBERT S JR TRUSTEE, CHERELLA FAMILY IRREV TRUST	450 WEST ELM AVE	BURBANK, CA	91506
2-0-26	CUDLITZ ROBERTA S ET AL, ONEIL CAROLYN S	244 PLEASANT ST,	TEWKSBURY, MA	01876
2-0-27	GORFINKLE DIANE,	122 SAYRE DR,	PRINCETON, NJ	08540
2-0-28.A	CASSIDY JAMES P III, PETERSON LUANNE M TRUSTEES	14 ONSET BAY LN,	BUZZARDS BAY, MA	02532
2-0-28.B	BRIGGETT MARLISSA S TRUSTEES, BRIGGETT FAMILY IRREV TRUST	46 PETER TUFTS RD,	ARLINGTON, MA	02474
2-0-81.A	BECKY DEBRA K & FINNEGAN MATTHEW F TRUSTEE	13 SYCAMORE LANE,	HINGHAM, MA	02043
2-0-81.B	WILDFLOWER ONSET LLC,	320 11TH NW,	CHARLOTTESVILLE, VA	22903
2-0-82.A	DUNCAN CHRISTOPHER W, MCGARRITY KAREN M	57 NORMAL AVE,	UPPER MONTCLAIR, NJ	07043
2-0-92	DUSSAULT LINDA T, DUSSAULT CHARLES D TRUSTEES	40 LAKE RIDGE DR,	TAUNTON, MA	02780
2-0-93.A	LAHAIE GREGORY R,	7 HIBISCUS LN	PLYMOUTH, MA	02360
2-0-94	KUPPENS KATHLEEN E,	PO BOX 229,	ONSET, MA	02558
2-0-95	NECHELES PETER C, BRIGGETT MARLISSA S	46 PETER TUFTS RD,	ARLINGTON, MA	02474
2-0-96	BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES	28 HAMMOND ST,	BUZZARDS BAY, MA	02532
2-0-97	BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES	6 CLIFTON ST,	WORCESTER, MA	01610
2-0-98	CLARK STEPHEN R,	71 SKULL CREEK DR D202	HILTON HEAD, SC	29928
2-0-99	BECK DEBRA TRUSTEE GREENMAN, FAMILY REV TRUST	22 HAMMOND ST,	BUZZARDS BAY, MA	02532
2-0-C6	APREA JOHN J JR & APREA MICHAEL P	21 HARTSHORN ST,	W BRIDGEWATER, MA	02379
2-0-C7	RAFTER JULIE H TRUSTEE, RAFTER ONSET REALTY TRUST	11 MEADOW LANE,	FRAMINGHAM, MA	01701
2-0-C8	JOHNSON THERESA T LIFE ESTATE	15 ONSET BAY LN RFD3,	BUZZ BAY, MA	02532
CERTIFIED ABUTTERS AS THEY APPEAR				
ON OUR TAX ROLLS AS OF 6/22/2023				
<i>W. Roneo Atkins</i>				
ASSESSORS OFFICE				
REQUESTED BY WILLIAM RUGGIERO				
508 942-8616				
BRENDARUGGIERO@GMAIL.COM				

ArcGIS Web Map



6/22/2023, 3:23:10 PM

Parcels with CAMA Data Parcel Lines
----- Common Line ----- Public Road
----- Property Line

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02

0.04 km

We are writing this letter with the intent of asking permission from the ZBA to extend the width of our house by 10 feet. We also want to make a first floor bedroom which be accessible to an existing first floor bathroom as we are both in our 70's and have less mobility to access our present bedroom on the second floor.

This renovation also includes a new kitchen and an enclosed porch/family room. It is our future plan to relocate to Wareham and to make 1 Captain Collis Drive our permanent residence. We thank you for your help and consideration with this project.

Brenda and William Ruggiero

1 Captain Collis Drive

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/24/2017 01:43 PM
Ctrl# 104559 04810 Doc# Plymouth County Regi
Fee: \$1,434.12 Cons: \$314,076.00

**Property Address:
1 Captain Collis Drive
Wareham, MA 02532**

QUITCLAIM DEED

I, **Stuart A. Seidel, a/k/a Stuart Seidel** of East Thetford, Vermont, for consideration paid and in full consideration of **Three Hundred Fourteen Thousand Seventy-Six Dollars (\$314,076.00)**, grant to **William J. Ruggiero and Brenda Ruggiero**, Husband and Wife as Tenants by the entirety of 357 West Britannia Street, Taunton, Massachusetts 02780, with *QUITCLAIM COVENANTS* the land with any buildings thereon in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

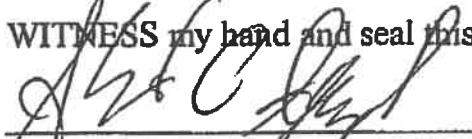
The land with any buildings thereon situated in that part of the Town of Wareham, in the county of Plymouth and Commonwealth of Massachusetts, known as "Point Independence", at Fifty Avenue and Hammond Street, Containing about 5,000 square feet, and BEING Lot 21 on a plan of the Estate of Job D. Hammond, drawn by Adolphus Savery and recorded with the Plymouth County Registry of Deeds in Plan Book 1, Page 89, see also Lot 21 on plan in Plan Book 1, Page 112.

Subject to and with the benefit of a right of way over the several streets laid out on said plan in common with others and with the right in common with others to land in and from boats upon that part of the beach between the waterfront line of the lots on said plan and upon that part of the beach for the purpose of bathing as recited in a deed recorded with said Registry of Deeds in Book 3229, Page 308.

For title see deed recorded with the Plymouth County Registry of Deeds in Book 34664, Page 91.

The grantor hereby waives and releases any and all rights of homestead he may have either declared or un-declared in the property herein conveyed and further warrants that there are no other persons entitled to any rights of homestead under M.G.L. c. 188. in said premises.

WITNESS my hand and seal this 19 day of July, 2017

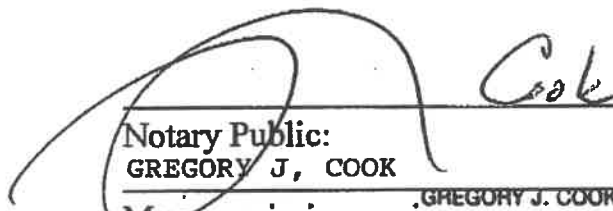


Stuart A. Seidel, a/k/a Stuart Seidel

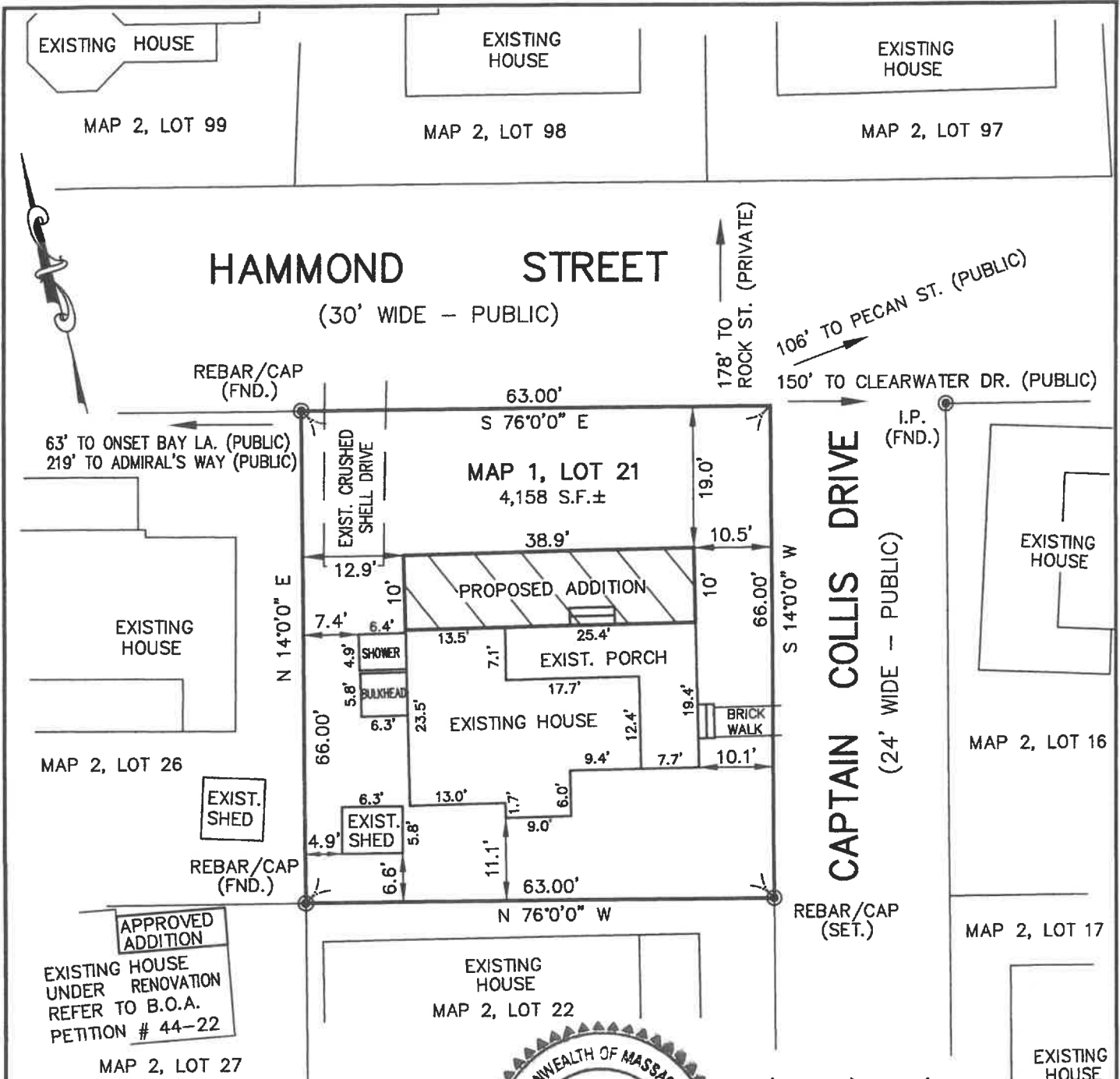
STATE OF NEW HAMPSHIRE

COUNTY OF Grafton

On this 19 day of July, 2017 before me the undersigned Notary Public, appeared the above named Stuart A. Seidel, a/k/a Stuart Seidel and proved to me through satisfactory evidence of identification which was us Passport to be the person whose name appears on the preceding document and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose.



Notary Public:
GREGORY J, COOK
GREGORY J. COOK
Commissioner of Deeds - New Hampshire
My Commission Expires March 13, 2020



63' TO ONSET BAY LA. (PUBLIC)
219' TO ADMIRAL'S WAY (PUBLIC)

REBAR/CAP (FND.)

MAP 1, LOT 21
4,158 S.F.±

EXIST. CRUSHED SHELL DRIVE

PROPOSED ADDITION

EXIST. PORCH

EXISTING HOUSE

BRICK WALK

EXIST. SHED

EXIST. SHED

APPROVED ADDITION

EXISTING HOUSE UNDER RENOVATION REFER TO B.O.A. PETITION # 44-22

MAP 2, LOT 27

178' TO ROCK ST. (PRIVATE)

106' TO PECAN ST. (PUBLIC)
150' TO CLEARWATER DR. (PUBLIC)

I.P. (FND.)

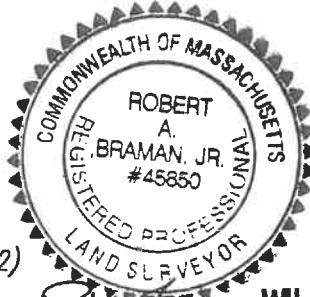
CAPTAIN COLLIS DRIVE
(24' WIDE - PUBLIC)

EXISTING HOUSE

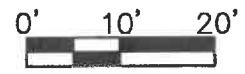
MAP 2, LOT 16

MAP 2, LOT 17

EXISTING HOUSE



RAB
5/2/23



SCALE: 1"=20'

CERTIFIED PLOT PLAN

PREPARED FOR

WILLIAM J. & BRENDA RUGGIERO

1 CAPTAIN COLLIS DRIVE
ONSET, WAREHAM, MA.

MAY 2, 2023

SCALE: 1"=20'

BRAMAN SURVEYING & ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
61 ALLEN STREET, MARION, MA 02738

NOTES:

1. WAREHAM ASSESSORS MAP 2 LOT 21
2. WORK LOCATED IN FLOOD ZONE X
3. ZONING: ONSET VILLAGE RESIDENTIAL (OV 2)
4. EXISTING BUILDING COVERAGE = 21.98%
PROPOSED BUILDING COVERAGE = 30.11%
5. EXISTING IMPERVIOUS SURFACE = 24.62%
PROPOSED IMPERVIOUS SURFACE = 33.98%
6. AVERAGE FRONT SETBACK CAPTAIN COLLIS DRIVE = 10.0'
AVERAGE FRONT SETBACK HAMMOND STREET = 10.4'

1 CAPT COLLIS DR

Location 1 CAPT COLLIS DR

Mblu 2 / 21 / 1

Acct#

Owner RUGGIERO WILLIAM J

Assessment \$393,400

Appraisal \$393,400

PID 935

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400

Owner of Record

Owner RUGGIERO WILLIAM J
Co-Owner RUGGIERO BRENDA
Address 357 WEST BRITANNIA ST
TAUNTON, MA 02780

Sale Price \$314,076
Certificate
Book & Page 48700/0233
Sale Date 07/24/2017
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUGGIERO WILLIAM J	\$314,076		48700/0233	UNKQ	07/24/2017
SEIDEL STUART A	\$310,000		34664/0091	UNKQ	06/13/2007
RAVIN DIANE R	\$1		34664/0089	1F	06/13/2007
RAVIN DIANE R	\$1		34587/0140	1A	05/29/2007
MEIER RUTH ANN TRUSTEE	\$0		18205/0146		01/13/2000

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 992
Replacement Cost: \$240,490

Land**Land Use**

Use Code 1010
Description SINGLE FAMILY
Zone OVR
Neighborhood 0061
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.10
Frontage 0
Depth 0
Assessed Value \$213,000
Appraised Value \$213,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400
2022	\$141,100	\$213,000	\$354,100
2021	\$121,500	\$213,000	\$334,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400
2022	\$141,100	\$213,000	\$354,100
2021	\$121,500	\$213,000	\$334,500

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Plymouth District ROD #11 001
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WITNESS my hand and seal this 19 day of July, 2017

[Signature]
Stuart A. Seidel, a/k/a Stuart Seidel

STATE OF NEW HAMPSHIRE

COUNTY OF Grafton

On this 19 day of July, 2017 before me the undersigned Notary Public, appeared the above named Stuart A. Seidel, a/k/a Stuart Seidel and proved to me through satisfactory evidence of identification which was us Passport to be the person whose name appears on the preceding document and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose.

[Signature]
Notary Public:
GREGORY J, COOK
GREGORY J. COOK
My commission expires ~~March 13, 2020~~ March 13, 2020
Office of Notaries Public - New Hampshire

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: 06		Conventional			
Model: 01		Residential			
Grade: 03		Below Ave			
Stories: 1.5		1 1/2 Stories			
Occupancy: 1		Wood Shingle			
Exterior Wall 1: 14					
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asphalt Shing			
Interior Wall 1: 04		Panel			
Interior Wall 2: 09		Pine/Soft Wood			
Interior Fir 1: 14		Carpet			
Interior Fir 2: 02		Oil			
Heat Fuel: 06		Steam			
Heat Type: 01		None			
AC Type: 03		3 Bedrooms			
Total Bedrooms: 2					
Total Bathrooms: 0					
Total Half Baths: 0					
Total Xtra Fixtrs: 6		6 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02		Average			
# of Fireplaces: 0					
Fireplace Type: 0					
Finish Bsmt SF: 0					
Fin Bsmt Qual: 0					

CONSTRUCTION DETAIL (CONTINUED)

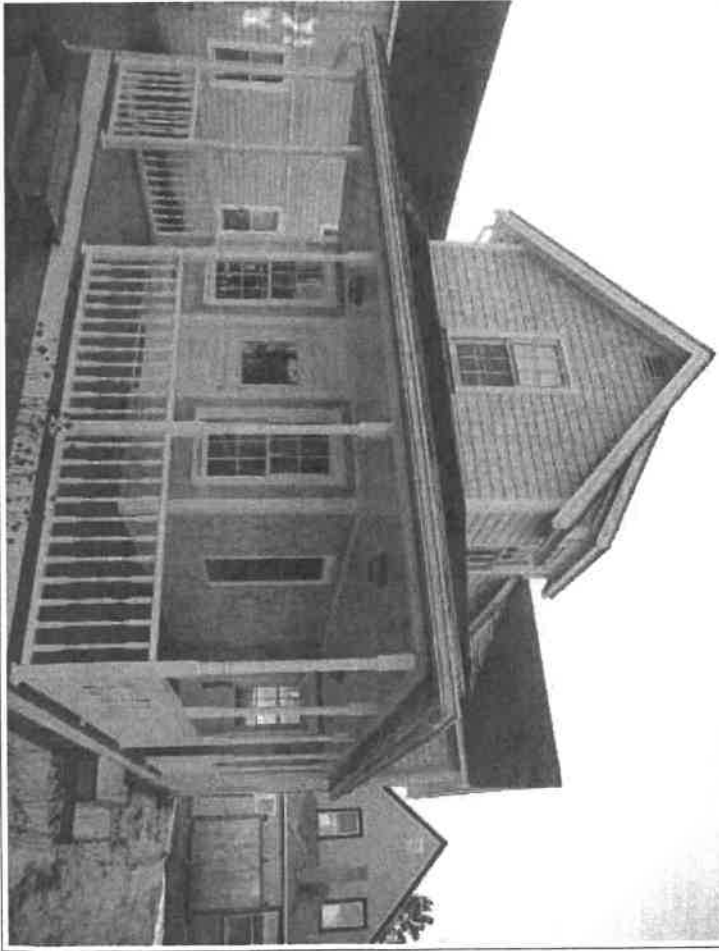
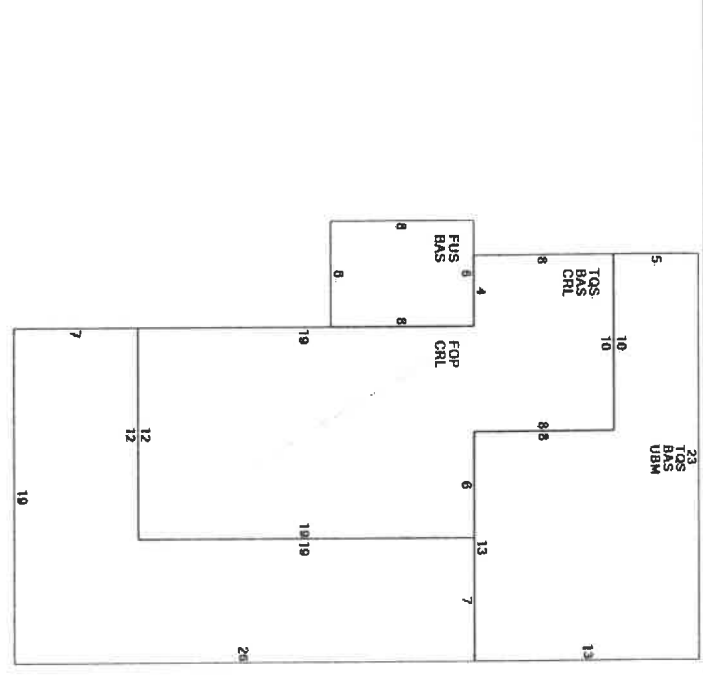
Element	Cd	Description	Element	Cd	Description
Parcel Id					
Adjust Type					
Condo Fir					
Condo Unit					
Building Value New		240,490			
Year Built		1900			
Effective Year Built		1995			
Depreciation Code		G			
Remodel Rating		25			
Year Remodeled		0			
Depreciation %		0			
Functional Obsol		0			
External Obsol		1			
Trend Factor		Condition			
Condition		Percent Good			
RCNLD		75			
Dep % Ovr		180,400			
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

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

Code	Description	U/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	575	575	0	0	0
CRL	Crawl Space	0	574	0	0	0
FOP	Open Porch	0	266	0	0	0
FUS	Upper Story	48	48	0	0	0
TQS	3/4 Story Fin	369	527	0	0	0
UBM	Basement Unfin	0	219	0	0	0
Ttl Gross Liv / Lease Area		992	2,209			



TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: _____ Variance Special Permit _____ Site Plan _____ Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: _____

Applicant's Address: _____

Telephone Number: _____

Cell Phone Number: _____

Email Address: _____

Address of Property/Project: _____

Landowner's Name: _____

Owner's Address: _____

Telephone Number: _____

Contact Person: _____ Telephone Number: _____

Map _____ Lot _____ Zone _____

Date Approved _____ Date Denied _____

Comments: _____

We the undersigned support the renovation project of Brenda and William Ruggiero at 1 Captain Collis Drive, Wareham, MA.

NAME

ADDRESS

We the undersigned support the renovation project of Brenda and William Ruggiero at 1 Captain Collis Drive, Wareham, MA.

NAME

ADDRESS