

# BRAMAN SURVEYING & ASSOC., LLC



61 Allen Street, Marion, MA  
508-748-9669

August 8, 2023

Wareham Zoning Board of Appeals  
54 Marion Road  
Wareham, MA 02571

RE: 1 Captain Collis Drive, Wareham Assessors Map 1, Lot 21

Dear Members,

William J. & Brenda Ruggiero are seeking a Special Permit from **Article 6: Density and Dimensional Regulations**, 622 Village Districts, Building Coverage and **Article 6: Density and Dimensional Regulations**, 628 Existing Small Lots, Category 1, Lawfully existing lots in Village Districts, Floor Area Ratio (FAR) of the Town of Wareham Zoning By-Laws to construct an addition to the north side of the existing house and a small dormer on the second story. See attached denial letter from Paul E. Turner, Wareham Building Commissioner.

The subject property is located in the Point Independence section of Onset in an OV2 residential zone. The property is not located in any Flood Zone. The lot was created August 1882, Plan Bk. 1, Pg. 89 prior to the enactment of Zoning. The lot is 4,158 square feet, which is about 41.5% of the 10,000 S.F. prescribed by current zoning and is typical of other lots in the area.

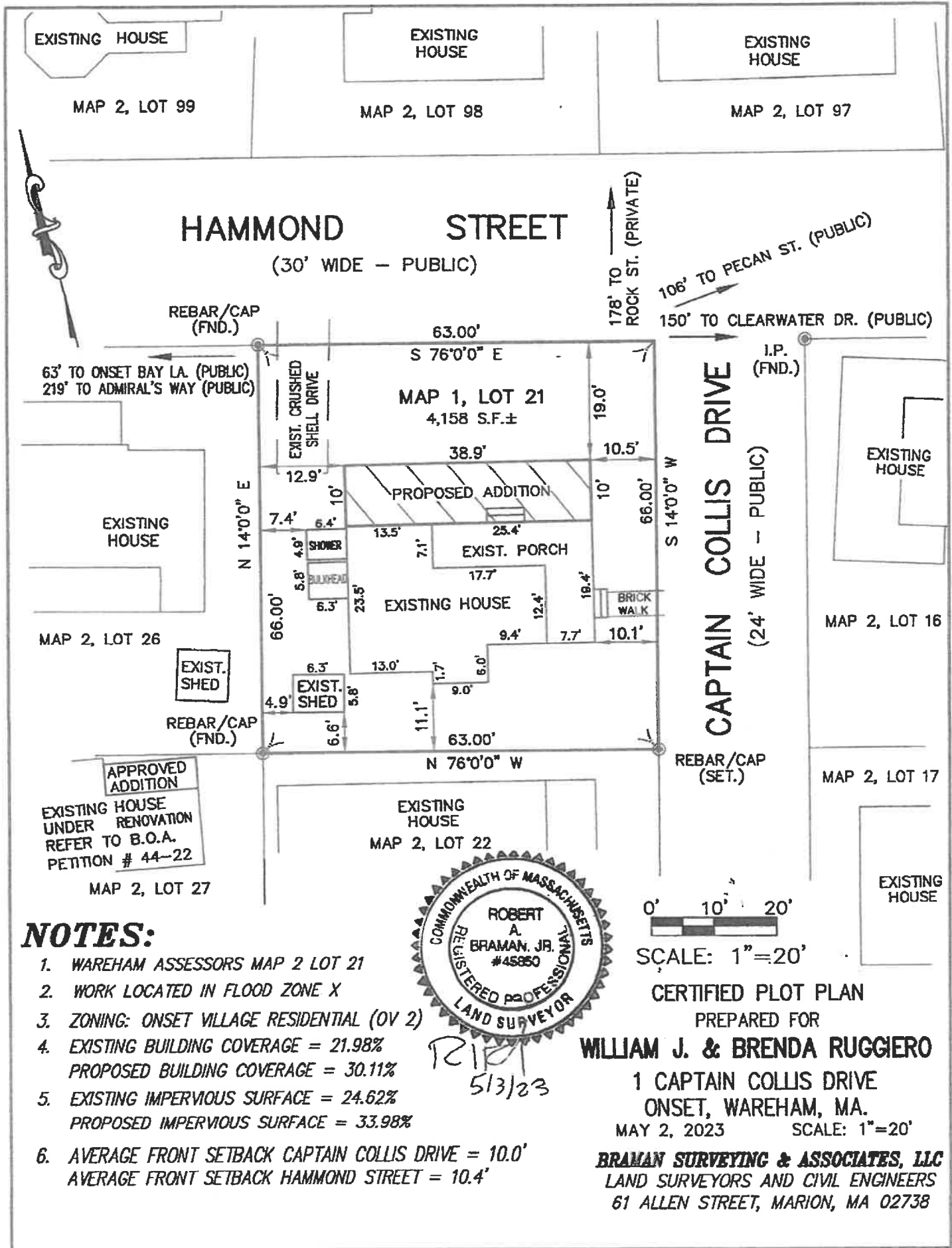
The proposed addition will increase the living room and kitchen area and the small second story dormer will provide a closet. The proposed addition and dormer will increase the Building Coverage from 21.98% to 30.11% (20% allowed). The Floor Area Ratio will also increase from 26.6% to 35.4% (25% allowed).

The petitioners intend to retire in Onset once the construction is complete. We believe that the proposed changes will not be a detriment to the public good and will not nullify or substantially derogate from the intent and purpose of the Wareham Zoning By-Laws. In fact, as shown on the attached plan, the Board has recently approved a Special Permit for an adjacent similar project, Petition No. 44-22 as well as others in the area.

Approval of the Special Permit will allow beneficial enjoyment of the property by the petitioner. We, therefore believe that this Special Permit can be reasonably granted, and encourage the Board to favorably review this request.

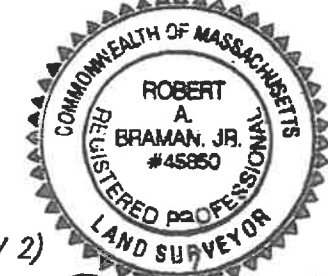
Sincerely,

  
Robert A. Braman, Jr., RPLS

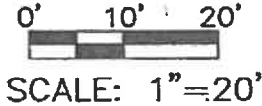


**HAMMOND STREET**  
(30' WIDE - PUBLIC)

**CAPTAIN COLLIS DRIVE**  
(24' WIDE - PUBLIC)



*R.A.B.*  
5/3/23



**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'

APPROVED ADDITION

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

MAP 2, LOT 27



# 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.