



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:

- o Complete this form.
- o Read information packets. (Directions attached)
- o Submit application form and packet of information to Town Clerk for signature.
- o Submit application form to Town Collector for signature.
- o 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: 5 Cameron Street MAP: 3 LOT: 4/8, 4/9  
 ZONING DISTRICT: MR-30  
 USE REQUESTED: over garage apartment  
 OWNER OF LAND & BUILDING: Dorothy A. Pipher  
 ADDRESS OF OWNER: 40 Chippena Dr. Buzzards Bay, MA 02532  
 PERSON(S) WHO WILL UTILIZE PERMIT: William Major  
 ADDRESS: 40 Chippena Dr. Buzzards Bay, MA 02532  
 DATE: 6-26-2023 SIGNATURE: Dorothy A. Pipher

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
 Tax Collector: [Signature] Date: 6/22/23  
 Planning/Zoning Dept.: Sonia Kaposi Date: 9/13/21  
 Application fee paid: 300.00 Check #: 124 Receipt: \_\_\_\_\_  
 Advertising fee paid: 150.00 Check #: 126 Receipt: \_\_\_\_\_  
 Abutters fee paid: 163.20 Check #: 125 Receipt: \_\_\_\_\_

WAREHAM TOWN CLERK  
2023 SEP 13 PM 4:51

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: Dorothy A. Pipher

Applicant's Address: 40 Chippewa Dr. Buzzards Bay, MA 02532

Telephone Number: 774-271-1136

Cell Phone Number: 774-271-1136

Email Address: dap2018@yahoo.com

Address of Property/Project: 5 Cameron Street, Onset, MA 02558

Landowner's Name: Dorothy A. Pipher Trustee

Owner's Address: 40 Chippewa Dr. Buzzards Bay, MA 02532

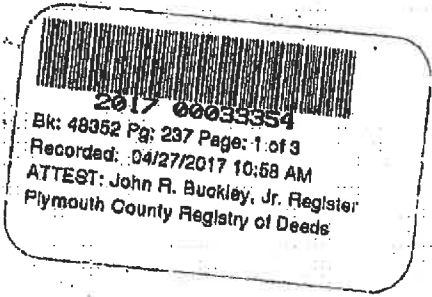
Telephone Number: 774-271-1136

Contact Person: Dorothy A. Pipher Telephone Number: 774-271-1136

Map 3 Lot 4/8, 4/9 Zone MR30

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



QUITCLAIM DEED

We, Dorothy Pipher, as Trustee of the Bella Mouse Realty Trust (u/d/t April 10, 2009), as Beneficiary of the Bella Mouse Realty Trust, and as Personal Representative of the Estate of Michael F. Pipher (Plymouth Probate and Family Court, Docket No. PL17P0227EA) presently of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571, Catherine E. Pipher as Beneficiary of the Bella Mouse Realty Trust, presently of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571, and Michael F. Pipher, Jr., as Beneficiary of the Bella Mouse Realty Trust, of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571,

GRANT TO Dorothy A. Pipher, as Trustee of the Dorothy A. Pipher Revocable Trust (u/d/t December 22, 2016), of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571,

with QUITCLAIM COVENANTS,

For consideration of One Dollar (\$1.00) Paid,

The land with any improvements thereon, situated in Wareham (Onset), Plymouth County, Massachusetts, also known as Independence Point, bounded and described as follows:

BEGINNING on the Easterly line of Nanumett Street at a point which is the Southwesterly corner of the lot to be conveyed;

thence Easterly 60 feet more or less, as shown on the plan hereinafter mentioned;

thence Westerly 49.7 feet to Nanumett Street as shown on said plan;

thence Southerly by the easterly sideline of Nanumett Street 69.37 Feet, more or less, to the point of beginning, as shown on said plan;

The above-premises as shown as Lot #9 on a plan of land prepared for Harry C. Gleason and filed in the Plymouth County Registry of Deeds in Book 1, Page 458.

The above-described premises being the same premises described in the deed to us from Charles S. Gleason dated December 1977 and recorded at the Plymouth County Registry of Deeds in Book 4390, Page 472.

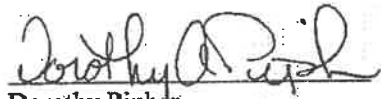
Return to:  
Heidi A. Kostin, Esq.  
565 Rounseville Road, Ste. 5  
Rochester, Massachusetts 02770

properly address: 4 Nanumett St, Wareham, MA 02571

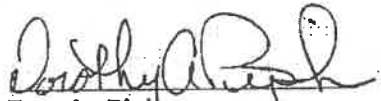
Said Premises being a portion of the residential premises owned by Dorothy Pipher (formerly called 5 Howard Street, Onset, Massachusetts); the remainder of those residential premises are described in the deed to Dorothy Pipher dated December 10, 2003 and recorded in the Plymouth County Registry of Deeds in Book 17191, Page 170.

For title reference, see deed from Dorothy Pipher to Dorothy A. Pipher, as Trustee of the Bella Mouse Realty Trust, dated April 10, 2009 and recorded in Book 37133, Page 288 on April 30, 2010 in the Plymouth County Registry of Deeds.

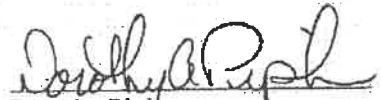
Witness our hands and seals this 21<sup>st</sup> day of April 2017.



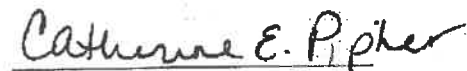
Dorothy Pipher,  
as Trustee of the Bella Mouse Realty Trust



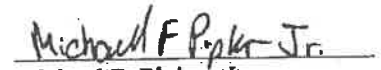
Dorothy Pipher,  
as Beneficiary of the Bella Mouse Realty Trust



Dorothy Pipher,  
as Personal Representative of the  
Estate of Michael F. Pipher



Catherine E. Pipher,  
as Beneficiary of Bella Mouse Realty Trust



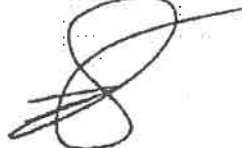
Michael F. Pipher, Jr.,  
as Beneficiary of Bella Mouse Realty Trust

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH COUNTY

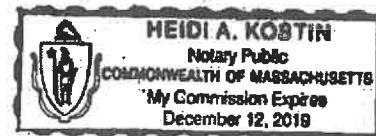
April 21, 2017

Subscribed and sworn to before me, the undersigned notary public, this 21<sup>st</sup> day of April 2017, personally appeared **Dorothy A. Pipher**, as Trustee of the Bella Mouse Realty Trust, **Dorothy Pipher**, as Beneficiary of the Bella Mouse Realty Trust, **Dorothy Pipher**, as Personal Representative of the Estate of Michael F. Pipher, **Catherine E. Pipher**, as Beneficiary of the Bella Mouse Realty Trust, and **Michael F. Pipher, Jr.**, as Beneficiary of the Bella Mouse Realty Trust, proved to me through satisfactory evidence of identification which was a driver's license to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that she signed it voluntarily for its stated purpose.



Heidi A. Kostin, Notary Public

*exp 12-12-19*





2017 00033352  
 Bk: 48352 Pg: 231 Page: 1 of 3  
 Recorded: 04/27/2017 10:58 AM  
 ATTEST: John R. Buckley, Jr. Register  
 Plymouth County Registry of Deeds

QUITCLAIM DEED

We, Dorothy Pipher, as Trustee of the Bella Mouse Realty Trust (u/d/t April 10, 2009), as Beneficiary of the Bella Mouse Realty Trust, and as Personal Representative of the Estate of Michael F. Pipher (Plymouth Probate and Family Court, Docket No. PL17P0227EA) presently of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571, Catherine E. Pipher as Beneficiary of the Bella Mouse Realty Trust, presently of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571, and Michael F. Pipher, Jr., as Beneficiary of the Bella Mouse Realty Trust, of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571,

GRANT TO Dorothy A. Pipher, as Trustee of the Dorothy A. Pipher Revocable Trust (u/d/t December 22, 2016), of 549 Main Street, Wareham, Plymouth County, Massachusetts 02571,

with QUITCLAIM COVENANTS;

For CONSIDERATION of One Dollar (\$1.00) PAID;

the land with any improvements thereon, situated in Wareham, Plymouth County, Massachusetts, also known as Point Independence, and bounded and described as follows:

BEING Lot# 8 as set out on plan of land prepared for Harry C. Gleason and recorded in the Plymouth Registry of Deeds Plan Book 1, Page 458, beginning at a point in line of the westerly side of Howard Street (Howard Street was formerly known as Prospect Street as shown on "Plan of Land of Harry C. Gleason - Point Independence - Wareham, Mass. Scale - 50 feet to an inch July 1905," and recorded at the Plymouth County Registry of Deeds in Plan Book 1, Page 458), 103 feet from the State Highway, said point being the Southeasterly corner of land now or formerly of one Rounseville;

thence SOUTHERLY in line of Howard Street 121.3 feet to a corner of land now or formerly of one Todd;

thence NORTHERLY in line of said Todd's land and land now or formerly of C.S. Gleason (Lot Nos. 9 and 10) to the Southwesterly corner of land now or formerly of said Rounseville 105.4 feet;

Return To:  
 Heidi A. Kostin, Esq.  
 565 Rounseville Road, Ste. 5  
 Rochester, MA 02770

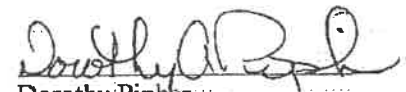
PROPERTY TAXES. (WAREHAM) (MAY 17) 02571

thence EASTERLY in line of said Rounseville's land 118 feet to the point of beginning.

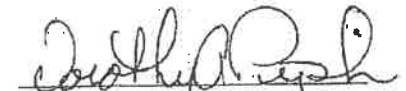
Being the same premises described in deed of William T. Hodge and Dorothy A. Hodge dated April 26, 1985 and prior deed of Barbara I Federici et. al., dated April 9, 1971 to Warren C. Wordell recorded at the Plymouth County Registry of Deeds in Book 3670, Page 604. See also Estate of Irene L. Wordell, Plymouth County Probate No. 104,294.

For my title see deed of Dorothy Pipher to Dorothy A. Pipher, as Trustee of the Bella Mouse Realty Trust (u/d/t April 10, 2009) dated April 10, 2009 and recorded on April 30, 2009 at the Plymouth County Registry of Deeds in Book 37133, Page 286.

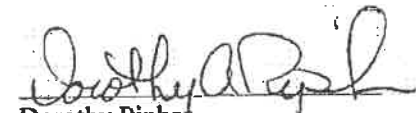
Witness our hands and seals this 21<sup>st</sup> day of April 2017.



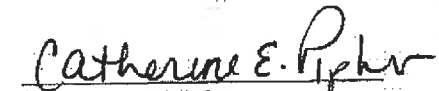
Dorothy Pipher,  
as Trustee of the Bella Mouse Realty Trust



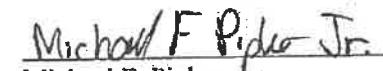
Dorothy Pipher,  
as Beneficiary of the Bella Mouse Realty Trust



Dorothy Pipher,  
as Personal Representative of the  
Estate of Michael F. Pipher



Catherine E. Pipher,  
as Beneficiary of Bella Mouse Realty Trust



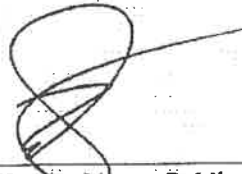
Michael F. Pipher, Jr.,  
as Beneficiary of Bella Mouse Realty Trust

COMMONWEALTH OF MASSACHUSETTS

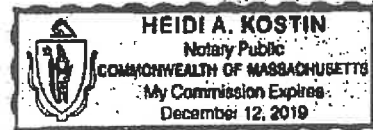
PLYMOUTH COUNTY

April 21, 2017

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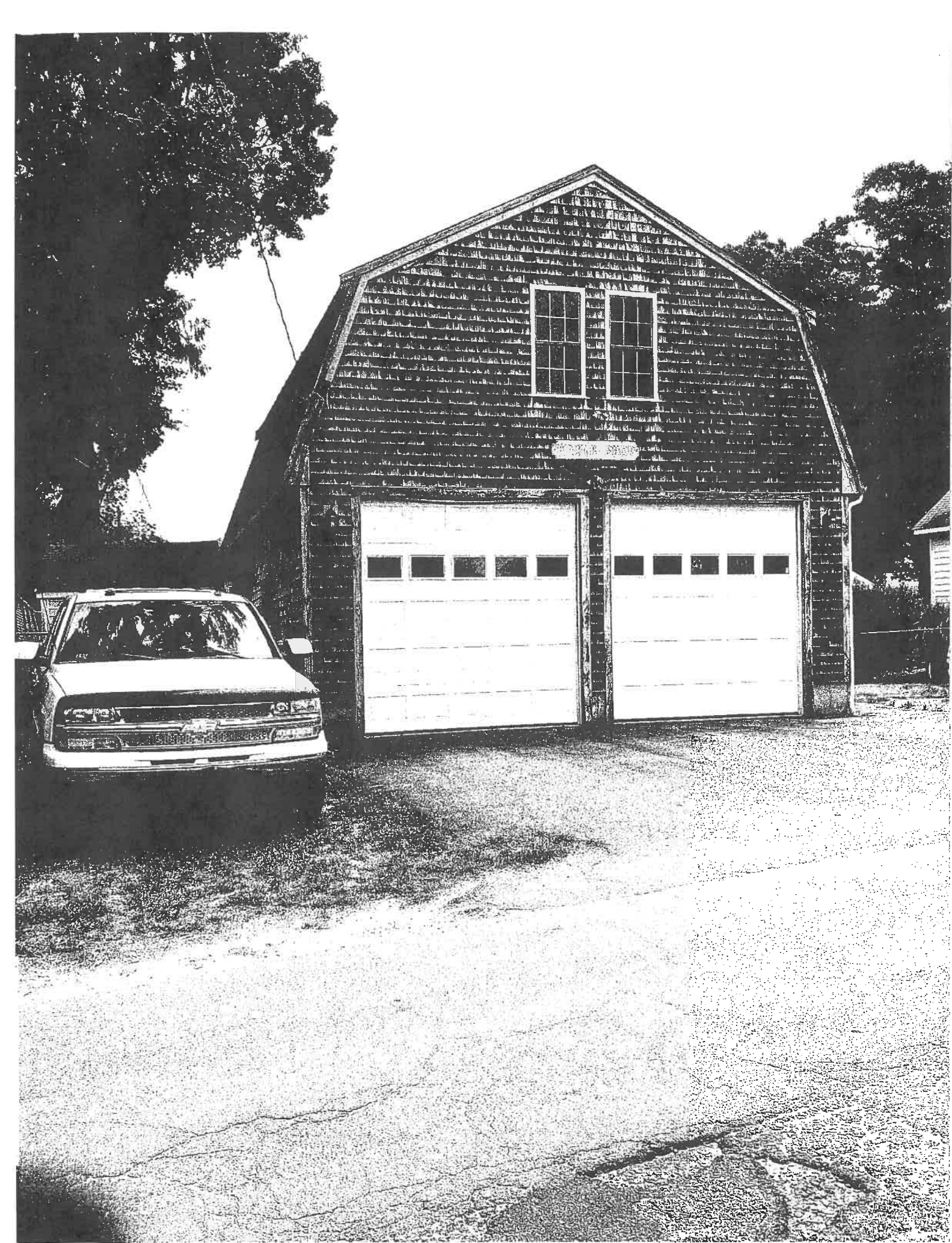


Heidi A. Kostin, Notary Public



exp 12-12-19







June 26, 2023

To whom it may concern,

I am requesting a variance to create an apartment over the garage that is existing on the property. The unit will have a living room/kitchen combo with one bedroom and bath.

My mother will be 80 years old this year and is on social security. I would like to create this unit to be able to have a family member or friend reside in the unit and keep an eye on her, or potentially a caregiver.

Renting the upstairs unit will create extra income to help pay for taxes, water, sewer, etc.

I hope you will consider my request.



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

---

May 16, 2023

Mr. William Major  
40 Winter Street  
Bridgewater, Massachusetts, 02324

**RE: 5 Cameron Street / Map 3/B, Lot's 4/8, 4/9**

Mr. Major,

I have reviewed your Building Permit application B-23-245, submitted April 23, 2023 with a description of work stating "install a studio apartment on second floor above garage" located at 4 Nanumett Street, Wareham, Massachusetts. The lots in question, 5 Cameron and 4 Nanumett are undersized lots held in common ownership, and for zoning purposes have merged. At the present time, the garage located at 4 Nanumett Street is an accessory structure to the dwelling located at 5 Cameron Street. I must deny your request to create a second dwelling unit on one lot at this time.

Your application to create a second detached residential dwelling is being denied under the following sections of the Wareham Zoning By-Laws:

**Article 6: Density and Dimensional Regulations,**

**613 One Principle Residential Building per Lot**

In all districts, not more than one principle residential building with accessory structures having a residential use allowed in the respective district shall be erected, placed or converted on any lot, except where multiple family dwellings, apartments or condominiums are allowed by Special Permit may provide for more than one principle building.

**621 Residential Districts, MR-30,**

**Minimum Lot Area (square feet) 2-family dwelling; 45,000sf**

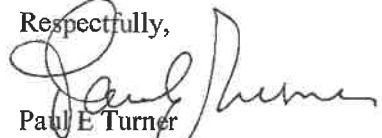
**621 Residential Districts, MR-30,**

**Minimum Frontage, (feet) 2-family dwelling; 200f**

Therefore, a **Special Permit** and a **Variance** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in **MR-30** 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.**

16 Abutters  
41-23

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS				
MAP 3B-4 LOTS 8 & 9				
OWNER DOROTHY A PIPHER TRUSTEE				
2-0-LC2	HARPER IAN C	117 ONSET AVE	ONSET, MA	02532
2-0-T4	ANDERSON FREDERICK B, ANDERSON MELANIE	125 ONSET AVE RFD#3,	BUZZARDS BAY, MA	02532
2-0-T6	ROGERS DAVID D,	121 ONSET AVE,	BUZZARDS BAY, MA	02532
2-0-T7	O'CONNELL BRENDAN W,	119 ONSET AVE,	ONSET, MA	02558
3B-4-10	TOWER MEAGHAN E,	6 NANUMETT ST,	BUZZARDS BAY, MA	02532
3B-4-16	HOLMES BRADFORD E, HOLMES MARTHA A	10 NANUMETT ST	BUZZARDS BAY, MA	02532
3B-4-7	HAUSER ELI M, STONE MAURICE	6 LIBERTY SQ	BOSTON, MA	02109
	BOYLSTON ST PROPERTIES C/O M STONE	STE 99206		
3B-4-8	PIIPHER DOROTHY A TRUSTEE, DOROTHY A PIPHER REV TRUST	40 CHIPPEWA DR,	BUZZARDS BAY, MA	02532
3B-4-9	PIIPHER DOROTHY A TRUSTEE, DOROTHY A PIPHER REV TRUST	40 CHIPPEWA DR,	BUZZARDS BAY, MA	02532
3-0-1019	LOMBARDO JOSEPH J TRUSTEE, LOMBARDO IRENE A TRUSTEE	141 CAPEN ST,	MEDFORD, MA	02155
3-0-1020	PHIPPS DONALD EMERSON,	PO BOX 1800,	ONSET, MA	02558
3-0-FC43	BRYSON BETH F TRUSTEE, FERRARI FAMILY IRREV TRUST	309 VERNON ST,	BRIDGEWATER, MA	02324
3-0-FC50	MARTIN MICHAEL A, MARTIN MARY BETH	1 CLIFFORD ST,	DOVER, NH	03820
3-0-FC51	KELLEY EUGENE L LIFE ESTATE,	106 ONSET AVE,	BUZZARDS BAY, MA	02532
3B-4-13	MILLERICK BRIAN, MILLERICK LISA TRUSTEES	228 FOREST ST,	WALTHAM, MA	02452
3B-4-15	BRITWISTLE NIGEL RANDOLPH	2 CLINTON ST	HOPKINGTON, MA	01748
3B-4-20	PRUNIER ALLAN V, PRUNIER HELEN M	4 MAPLE ST RR3,	BUZZARDS BAY, MA	02532
CERTIFIED ABUTTERS AS THEY APPEAR				
ON OUR TAX ROLLS AS OF 6/15/2023				
<i>W. Renee Atkins</i>				
ASSESSORS OFFICE				
REQUESTED BY				
DOROTHY PIPHER				
774 271-1136				
DAP2018@YAHOO.COM				



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Phone 774-271-1136  
Email darp2018@yahoo.com

Date of Request

6-15-23

Property Information

Owners Name Dorothy A. Pipher  
Property Location 5 Cameron St Orset  
Map/Lot 013-4-8 & 3R-4-9

Distance Required

Direct

100'

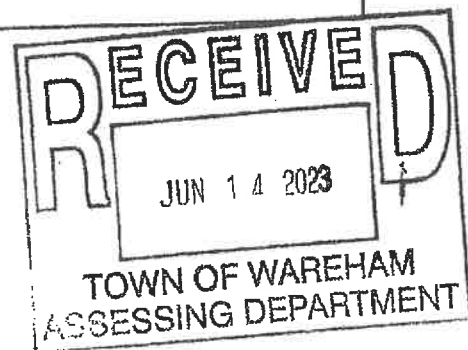
300'

500'

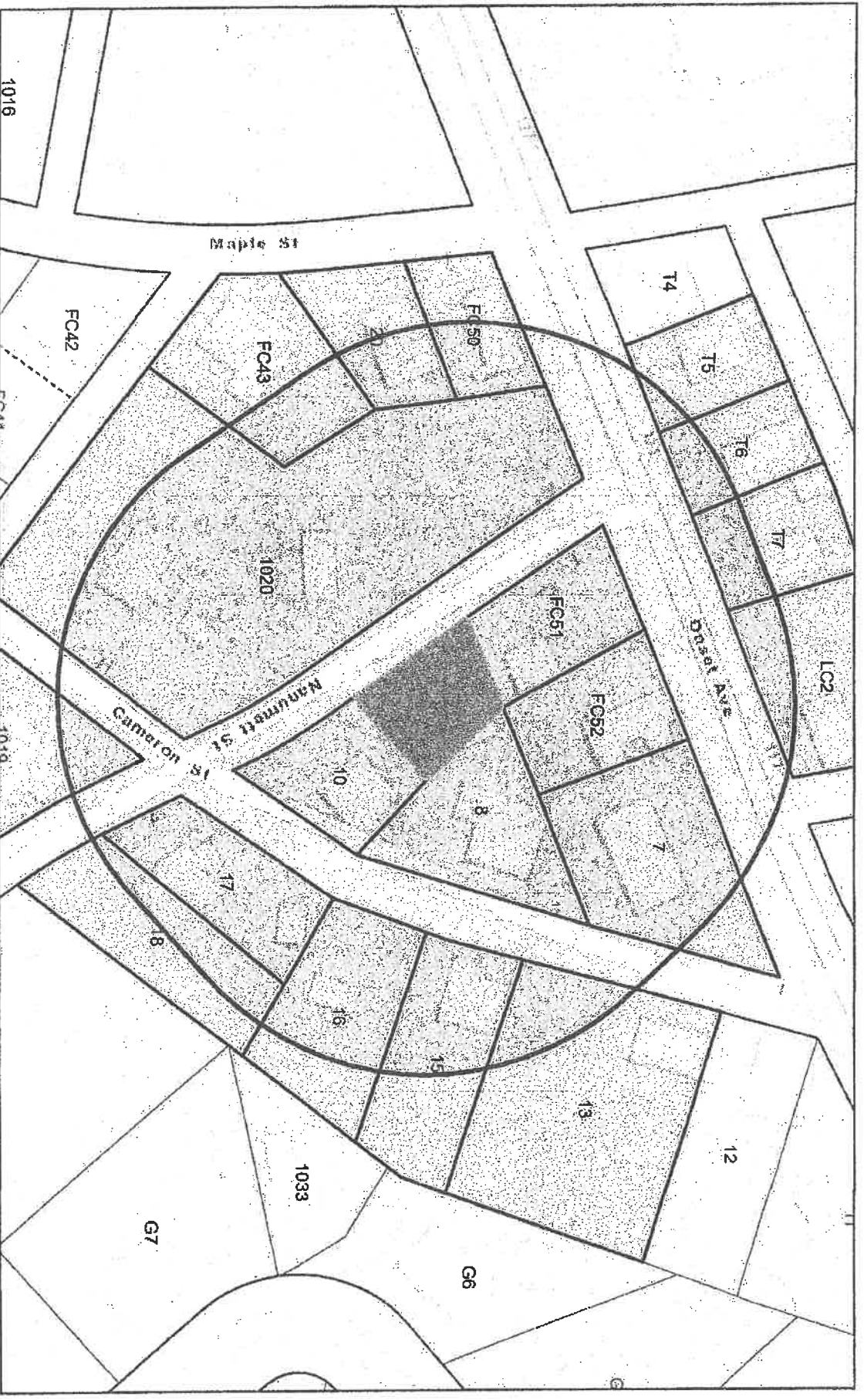
Which Board are you appearing before?

Zoning Board of Appeals

PLEASE ALLOW 7-10 DAYS FOR PROCESSING



# ArcGIS Web Map



6/15/2023, 10:59:03 AM

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

1:1,128  
0 0.01 0.01 0.02 mi  
0 0.01 0.01 0.02 0.04 km



TOWN OF WAREHAM ABUTTERS

MAP 3B-4 LOTS 8 & 9

OWNER DOROTHY A PIPHER TRUSTEE

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
2-0-LC2	HARPER IAN C	117 ONSET AVE	ONSET, MA	02532
2-0-T4	ANDERSON FREDERICK B, ANDERSON MELANIE	125 ONSET AVE RFD#3,	BUZZARDS BAY, MA	02532
2-0-T6	ROGERS DAVID D,	121 ONSET AVE,	BUZZARDS BAY, MA	02532
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3B-4-16	HOLMES BRADFORD E, HOLMES MARTHA A	10 NANUMETT ST	BUZZARDS BAY, MA	02532
3B-4-7	HAUSER ELI M, STONE MAURICE	6 LIBERTY SQ	BOSTON, MA	02109
	BOYLSTON ST PROPERTIES C/O M STONE	STE 99206		
3B-4-8	PIIPHER DOROTHY A TRUSTEE, DOROTHY A PIPHER REV TRUST	40 CHIPPEWA DR,	BUZZARDS BAY, MA	02532
3B-4-9	PIIPHER DOROTHY A TRUSTEE, DOROTHY A PIPHER REV TRUST	40 CHIPPEWA DR,	BUZZARDS BAY, MA	02532
3-0-10T9	LOMBARDO JOSEPH J TRUSTEE, LOMBARDO IRENE A TRUSTEE	141 CAPEN ST,	MEDFORD, MA	02155
3-0-10Z0	PIPPPS DONALD EMERSON,	PO BOX 1800,	ONSET, MA	02558
3-0-FCQ3	BRYSON BETH F TRUSTEE, FERRARI FAMILY IREV TRUST	309 VERNON ST,	BRIDGEWATER, MA	02324
3-0-FC50	MARTIN MICHAEL A, MARTIN MARY BETH	1 CLIFFORD ST,	DOVER, NH	03820
3-0-FC51	KELLEY EUGENE L LIFE ESTATE,	106 ONSET AVE,	BUZZARDS BAY, MA	02532
3B-4-13	MILLERICK BRIAN, MILLERICK LISA TRUSTEES	228 FOREST ST,	WALTHAM, MA	02452
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3B-4-20	PRUNIER ALLAN V, PRUNIER HELEN M	4 MAPLE ST RR3,	BUZZARDS BAY, MA	02532

CERTIFIED ABUTTERS AS THEY APPEAR

ON OUR TAX ROLLS AS OF 6/15/2023

*W. Renee Abisio*  
 17. Renee Abisio  
 ASSESSORS OFFICE

REQUESTED BY

DOROTHY PIPHER

774 271-1136

DAP2018@YAHOO.COM

Property Location 5 CAMERON ST  
 Vision ID 1952

Account #

Map ID 3/E 4/ 8/1

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

State Use 1010  
 Print Date 6/7/2023 4:30:35 PM

TOPO	UTILITIES	STRT / ROAD	LOCATION	Description	Code	Appraised	Assessed	925
1 Level	1 All Public	1 Paved	2 Suburban	RES BLDG	1010	241,200	241,200	241,200
				RES LAND	1010	81,000	81,000	81,000
				RES OTHER	1010	600	600	600
SUPPLEMENTAL DATA								
Total Ac 0.13				Plan #				
District 20				Assoc. Parcels				
GIS ID M_271022_832866				Assoc Pld#				

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIPER DOROTHY A TRUSTEE	48352	0231	04-27-2017	U	1	1A	2023	1010	241,200	2022	1010	194,200	2021	1010	185,300
PIPER DOROTHY A TRUSTEE OF	37133	0286	04-30-2009	U	1	1A	1010	1010	81,000	1010	81,000	1010	1010	81,000	
PIPER DOROTHY	27191	0171	12-10-2003	U	1	1A	600	1010	600	1010	600	1010	1010	600	
PIPER DOROTHY	27191	0170	12-10-2003	U	1	1A									
HODGE WILLIAM T	6079	0122	01-01-1901	U	1	1A									
Total							322,800	Total	322,800	Total	275,800	Total	265,900		

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Jrt
		0.00					
ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	Tracing					
0060							

OTHER ASSESSMENTS	Description	Number	Amount	Comm Jrt
APPRaised VALUE SUMMARY				
Appraised Bldg. Value (Card) 241,200				
Appraised Xf (B) Value (Bldg) 0				
Appraised Op (B) Value (Bldg) 600				
Appraised Land Value (Bldg) 81,000				
Special Land Value 0				
Total Appraised Parcel Value 322,800				
Valuation Method C				

PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	BP22-11	01-19-2022	RF	Roofing	8,800	09-22-2022	100		STRIP & REROOF 15 SQ
	04943	04-27-2004	AD	Addition	23,734	09-23-2004	100		SUNRM+RAMP
	94077	08-15-1993	SH		2,000	09-23-2004	100		

LAND LINE VALUATION SECTION	B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	i. Factor	S.A. Acre	Cfact	Stltx	Adj.	Notes	Special Pricing	S. Adj	Adj Unit	Land Value
	1	1010	SINGLE FAMILY	MFR3	2	0	0	5,633 SF	13.07	1.00000	5	1.000	1.00	0060	1.10	0	1.0000		81,000
Total Card Land Units 0.13 AC Parcel Total Land Area 0.13																			
Total Land Value 81,000																			

VISIT/CHANGE HISTORY	Date	Id	Type	ts	Cd	Purpose/Result
	09-22-2022	SC			06	Building Permit
	10-19-2016	CT			01	Measured & Notice
	05-29-2014	MM			50	Vision Review
	09-12-2006	SS			30	Abatement-M-L
	12-17-2004	RB			01	Measured & Notice
	09-23-2004	JR			21	BP-Measured
	07/01/2004	JR			01	Measured & Notice

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	BP22-11	01-19-2022	RF	Roofing	8,800	09-22-2022	100		STRIP & REROOF 15 SQ
	04943	04-27-2004	AD	Addition	23,734	09-23-2004	100		SUNRM+RAMP
	94077	08-15-1993	SH		2,000	09-23-2004	100		

NOTES
3B4/8
NAT SHINGLE
REPLACEMENT WINDOWS
HANDICAP RAMP TO DECK
BAS=L R K BR 2DN B
FBM= 2DN

APPRaised VALUE SUMMARY
Appraised Bldg. Value (Card) 241,200
Appraised Xf (B) Value (Bldg) 0
Appraised Op (B) Value (Bldg) 600
Appraised Land Value (Bldg) 81,000
Special Land Value 0
Total Appraised Parcel Value 322,800
Valuation Method C

Property Location 5 CAMERON ST  
 Account # 1852  
 Vision ID 1852

Map ID 3/B 4/ 8/1  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1  
 Card # 1 of 1

State Use 1010  
 Print Date 6/15/2023 4:30:36 PM

**CONSTRUCTION DETAIL**

Element	CD	Description	Element	CD	Description
Style: 01		Ranch			
Model: 01		Residential			
Grade: 04		Ave			
Stories: 1		1 Story			
Occupancy: 1		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asphalt Shing			
Roof Cover: 05		Drywall			
Interior Wall 1: 07		K Pine/Bead Bd			
Interior Wall 2: 14		Carpet			
Interior Flr 1: 06		Linoleum			
Interior Flr 2: 03		Gas			
Heat Fuel: 04		Forced Hot Air			
Heat Type: 03		Central			
AC Type: 04		1 Bedroom			
Total Bedrooms: 03					
Total Baths: 01					
Total Hlth Baths: 1					
Total Xtra Baths: 0					
Total Rooms: 5		5 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
# of Fireplaces: 198					
Fireplace Type: 2					
Finish Bsmnt Sfr: 198					
Fin Bsmnt Qual: 2					

**CONSTRUCTION DETAIL (CONTINUED)**

Element	CD	Description
Year Built: 1930		
Effective Year Built: 1995		
Depreciation Code: G		
Remodel Rating: 25		
Year Remodeled: 0		
Depreciation %: 0		
Functional Obsol: 0		
External Obsol: 1		
Trend Factor: 1		
Condition %: 75		
Percent Good: 75		
RCHLD: 241,200		
Dep % Ovr: 0		
Dep Ovr Comment: Misc Imp Ovr		
Misc Imp Ovr: Misc Imp Ovr Comment		
Cost to Cure Ovr: Cost to Cure Ovr Comment		

**CONDO DATA**

Parcel Id	CD	Description	Owner	OS
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

**COST / MARKET VALUATION**

Building Value New	321,618
Year Built	1930
Effective Year Built	1995
Depreciation Code	G
Remodel Rating	25
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	1
Condition %	75
Percent Good	75
RCHLD	241,200

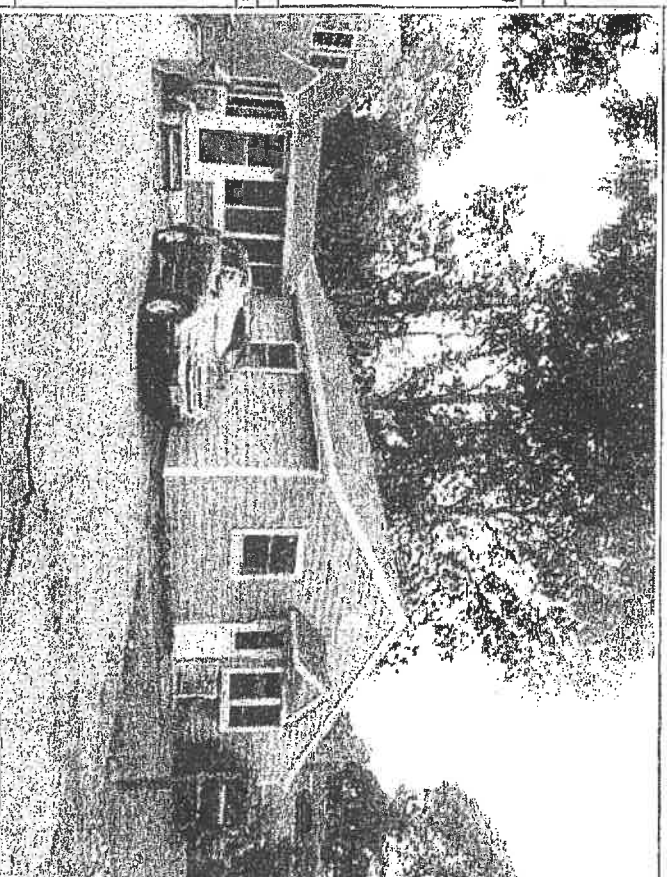
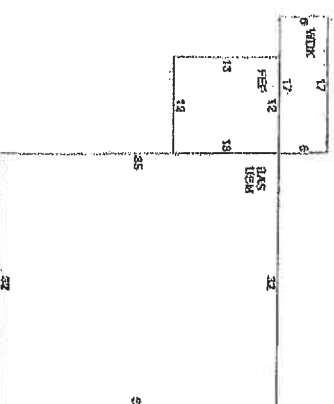
**OB - OUTBUILDING & YARD ITEMS/L / XF - BUILDING EXTRA FEATURES/B**

Code	Description	LB	Units	Unit Price	Yr Bkt	Cond.	CD	% Cd	Grade	Grade Adj.	Appr. Value
PAT1	PATIO	L	144	6.00	2006			75		0.00	600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120		0	0
FBM	Finish Bsmnt	0	198		0	0
FEP	Enclosed Porch	0	156		0	0
UBM	Basement Unfin	0	2,042		0	0
WDDK	Deck, Wood	0	102		0	0
TR Gross Liv / Lease Area		1,120	3,618			

UBM  
 (2024)  
 Price  
 (See 4)



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS/HISTORY		VISION		
Level	All Public	Paved	Urban	Description	Code	Appraised	Assessed	Year	Code	Assessed		
1				RES LAND	1060	7,200	7,200	2022	1060	7,200	1060	7,200
				RES OTHER	1060	25,300	25,300		1060	23,700	1060	23,700
SUPPLEMENTAL DATA												
Total Ac		0.07	Plan #									
District		21	Assoc. Parcels									
GIS ID		M_271001_832859	Assoc Pld#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
PIPER DOROTHY A TRUSTEE	48362	0237	04-27-2017	U	I	1A	1A	2023	1060	7,200	2022	1060	7,200
PIPER DOROTHY A TRUSTEE	37133	0288	04-30-2009	U	V	1A	1A		1060	25,300		1060	23,700
PIPER DOROTHY A TRUSTEE OF	28249	0339	05-20-2004	U	V	1A	1A		1060	25,300		1060	23,700
HODGE WILLIAM T & DOROTHY A	12240	0086	09-28-1993	U		0							

EXEMPTIONS		Amount	Code	Description	Number	Amount	Corrtn Int	APPROAISED VALUE SUMMARY	
ASSESSING NEIGHBORHOOD		0.00	B	Tracing				Appraised Bldg. Value (Card)	0
NOTES				LOFT HAS ELECTRIC				Appraised Xt (B) Value (Bldg)	0
				MIN FIN				Appraised Os (B) Value (Bldg)	25,300
								Appraised Land Value (Bldg)	7,200
								Special Land Value	0
								Total Appraised Parcel Value	32,500
								Valuation Method	C

BUILDING PERMIT RECORD		Amount	Issp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cl	Purpose/Result
03485	11-18-2002	32,500	09-14-2003	100			11-01-2016	RY			01	Measured & Notice
09251	09-13-2002	1,100	09-14-2003	100		100% THEN DEMO FOR GAR	06-03-2014	SB			50	Vision Review
							09-14-2003	PD			06	Building Permit
							10-10-1995	SC			00	Measur+Listed

LAND LINE VALUATION SECTION																				
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	L. Factor	S.A.	Acres	CFac	St.Idx	Adj.	Notes	Special Pricing	S. AdjF	Adj. Unit	Land Value	
1	106V	AC LND IMP M	MR3	2	0	0	3.066	SF	21.281	1.00000	5	1.000	0.10	0080	1.10	UNE		1.0000		7,200
Total Card Land Units 0.071 AC Parcel Total Land Area 0.07																				
Total Land Value 7,200																				

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cl	Purpose/Result
		11-01-2016	RY			01	Measured & Notice
		06-03-2014	SB			50	Vision Review
		09-14-2003	PD			06	Building Permit
		10-10-1995	SC			00	Measur+Listed

Property Location 4 NANUMETT ST Account #  
 Vision ID 1853

Map ID 3/8 4/ 9/ 1 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 106V  
 Print Date 6/15/2023 4:30:56 PM

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 94	00	Outbuildings			
Model: 00		Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel:					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Baths					
Total Rooms:					
Bath Style:					
Kitchen Style:					
# of Fireplaces					
Fireplace Type					
Finish Bsmt SF					
Fin Bsmt Qual					

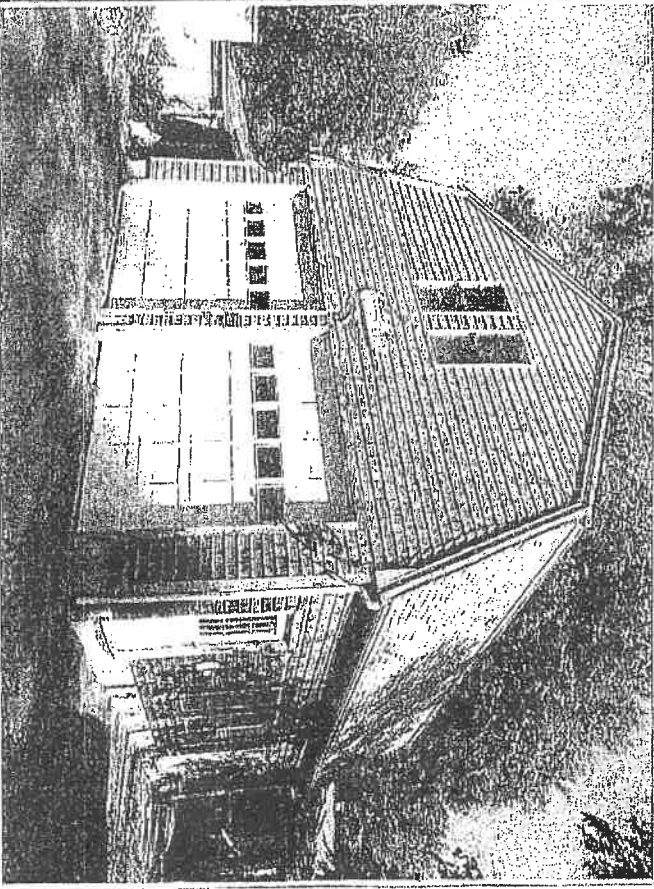
CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Building Value New	0		
Year Built			
Effective Year Built	0		
Depreciation Code			
Remodel Rating			
Year Remodeled			
Depreciation %	0		
Functional Obsol	0		
Extamal Obsol	1		
Trend Factor			
Condition	0		
Condition %	0		
Percent Good	0		
RCNLD			
Dep % Ovr			
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	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
EGRS	GARLOFT AV	1	832	33.00	2003		90		0.00	24,700
SHD1	SHED/FRAME	1	64	15.00	2016		50		0.00	500
LNT	LEAN-TO	1	60	7.00	2016		30		0.00	100

**BUILDING SUB-AREA SUMMARY SECTION**

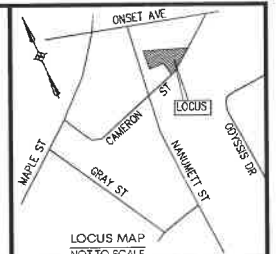
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprnc Value
	TR Gross Liv / Lease Area	0	0			

No Sketch



**GENERAL NOTES**

- 1.) THE INTENT OF THIS PLAN IS TO OBTAIN A VARIANCE/SPECIAL PERMIT FROM ARTICLE 16 (613 & 621) FOR CONVERTING AN EXISTING SECOND FLOOR GARAGE INTO A RESIDENTIAL UNIT.
- 2.) LOCUS PROPERTY IS COMPRISED OF :  
 ASSESSOR'S MAP 3B PLOT 4-9  
 DEED BOOK 48352 / PAGE 237  
 OWNER OF RECORD: DOROTHY A. PIPHER REVOCABLE TRUST  
 DOROTHY A. PIPHER, TRUSTEE  
 ASSESSOR'S MAP 3B PLOT 4-8  
 DEED BOOK 48352 / PAGE 231  
 OWNER OF RECORD: DOROTHY A. PIPHER REVOCABLE TRUST  
 DOROTHY A. PIPHER, TRUSTEE
- 3.) PLAN REFERENCES :  
 P-1) PLAN BOOK 1 PAGE 458
- 4.) PROJECT BENCHMARKS :  
 BM-A SPIKE SET ELEVATION = 100.00'  
 (DATUM: ASSUMED)
- 5.) THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON 7-7-23.
- 6.) COMMUNITY PANEL NUMBER: 2502300582K (DATE: 2-9-14) THE FLOOD INSURANCE RATE MAP DEFINES THIS AREA AS ZONE X, AREA OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.
- 7.) UTILITY INFORMATION SHOWN HEREON: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES. AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION, LOCATION OF EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. MAY NOT BE LIMITED TO THOSE SHOWN HEREON, AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON.



REVISIONS		
No.	DATE	DESCRIPTION

DRAWN BY: TME/MPJ  
 CHECKED BY: EPJ  
 DESIGNED BY: EPJ/TME



PLAN TO ACCOMPANY APPLICATION TO THE ZONING BOARD OF APPEALS  
 5 CAMERON STREET  
 IN WAREHAM (PLYMOUTH COUNTY) MASSACHUSETTS

PREPARED FOR:  
 DOROTHY PIPHER  
 40 CHIPPEWA DRIVE  
 BUZZARDS BAY MASSACHUSETTS 02532

**PMP CONSULTING INC.**  
 Land Surveyors & Civil Engineers

200 North Bedford Street  
 East Bridgewater, MA 02333  
 Phone: 508-378-3421  
 www.pmpconsultinginc.com

0 10' 20'  
 SCALE: 1" = 10'  
 AUGUST 28, 2023  
 PROJECT NUMBER: 02-2023-049

SHEET 1 OF 1

**LEGEND**

⊙ = WATER GATE/SHUT-OFF	— = STONE WALL
⊠ = CATCH BASIN	— = DRAIN PIPE
⊙ = DRAIN MANHOLE	— = WATER LINE
⊙ = SEWER MANHOLE	— = SEWER LINE
⊙ = ELECTRIC MANHOLE	— = GAS LINE
⊙ = TELEPHONE MANHOLE	— = STOCKADE FENCE
⊙ = MANHOLE	— = CHAIN LINK FENCE
⊠ = ELECTRIC BOX	— = GUARD RAIL
⊠ = ELECTRIC METER	— = OVERHEAD WIRES
⊠ = AIR CONDITIONER	— = TREE LINE
⊙ = GAS METER	⊙ = TREES & SHRUBS
⊙ = GAS GATE	— = UTILITY POLE/GUY WIRE
⊙ = HYDRANT	— = TRAFFIC SIGNAL POLE
⊙ = LIGHT POLE	— = EDGE OF PAVEMENT
⊙ = SIGN	PCD = PRECAST CONCRETE CURB
⊙ = DPW SIGNAL BOX	VCC = VERTICAL GRANITE CURB
⊙ = MONITORING WELL	SOC = SLOPED GRANITE CURB
	CCB = CAPE COD BERM

**ZONING TABLE**

ZONE: MR-30 MULTI RESIDENTIAL  
 MINIMUM / MAXIMUM ZONING REQUIREMENTS  
 PROPOSED USE: MULTI RESIDENTIAL ( [X] = PRE-EXISTING NON-CONFORMING LOT)

	REQUIRED (AC)	PROVIDED
MIN. LOT AREA	30,000 S.F. [45,000 S.F.]	8,749 S.F. [X]
MIN. FRONTAGE	150' [200']	115.64' [X]
MIN. FRONT BLDG. SETBACK	20'	10.1' [X]
MIN. SIDE BLDG. SETBACK	10'	7.8' [X]
MIN. REAR BLDG. SETBACK	10'	5.6' [X]
MAX. BLDG. HEIGHT (STORIES)	3 1/2'	2 1/2' [X]
MAX. # BLDG. LOT COVERAGE	25%	28% [X]
PARKING SCHEDULE	2 UNITS X 2 = 4 SPACES	6 SPACES
RESIDENTIAL 2 PER DWELLING UNIT		EXISTING

⊙ = VARIANCE /SPECIAL PERMIT REQUIRED ( ) = 2 FAMILY DWELLING

