

Law Offices of
Robert L. Perry
191 Main Street, Suite 215
P.O. Box 963
Wareham, MA 02571-0963
rperry@robertperrylaw.net

Robert L. Perry, J.D.

1-800-293-6124
508-295-6124
Fax 508-295-2154

September 14, 2023

Nazih Elkallassi, Chairman
Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: 2618 Cranberry Highway
Map 110, Lot 1051

Dear Mr. Elkallassi and Members of the Board:

My client, Joshua A. DeOlim, is the owner of the above-referenced property as a Trustee of the 2618 Cranberry Highway Realty Trust. Next door, on Lot 1052 Antonio DeOlim, Joshua's father, operates an auto mechanic business since September 30, 2004.

Joshua desires to operate a motor vehicle sales and transport (towing) business, in part in conjunction with his father's automotive repair business.

The lot is situated in a CS Zoning District. Although the former owner preformed motor vehicle services to a limited extent (note the large garage constructed by the former owner) the primary use of the property has been residential. As a result, Mr. DeOlim applied for motor vehicle service uses that require Special Permits from your board.

My client is seeking to be approved for the towing business as well as automotive sales (Class II). The only vehicles to be sold on the premises are the vehicles to which my client obtains title subject to his lien for towing and storage. This is a use consistent with other tow companies in town.

The nature of Mr. DeOlim's business is such that his hours of operation would be primary daytime only.

Mr. DeOlim needs the following variances in accordance with the Building Commissioner Daniel letter of August 15, 2023:

Article 6: Density Dimensional Regulations, 623 Commercial Districts, CG;

Lot Area, Non-residential use on septic, 40,000sqft

Frontage, Non-residential use 150ft

Front Setback, Non-residential use, maximum, 80ft

Side/Rear Setback, Non-residential use 15ft

Impervious Surface Coverage, maximum, by % of actual Lot Size

Article 9: Parking, 920 Number of Parking Spaces Needed, 921 Table of Parking Regulations, Use and Number of Spaces Required.

1-Family Dwelling, 2 per dwelling unit

Business, Retail < 1,000sf, 1 per 200sqft GFA

Motor Vehicle Repair, 5 per lift or bay

Article 10: Landscaping, 1042 Minimum Landscaped Buffer;

West side: Commercial use to commercial use, 10ft

North side: Commercial use to single family home, 20ft

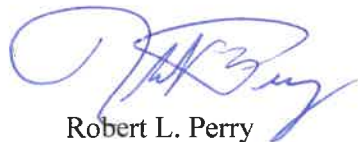
East side: Commercial use to single family home, 20ft

The Zoning Board of Appeals may grant variances from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

In this matter we have an unusually shaped lot in that the lot is long (330ft) and narrow (26.71ft rear, 120.64ft front) with a jog on the Easterly side line. Within the zoning district, most lots are rectangular in shape. The shape of the lot creates a substantial hardship to the petitioner in that strict compliance with the zoning by law seriously affects the usable area of the lot. The relief requested may be granted without substantial detriment to the public good and without nullifying or substantially derogating for the intent or purpose of the by-law. The petitioner has

proposed a plan where the portion of the lot be used for his commercial purpose is to the rear of the lot and is effectively hidden from view by the public. In general, the neighborhood is mixed residential and commercial where many of the commercial uses, unlike the petitioner, are directly on Cranberry Highway and completely visible to the public.

Yours truly,

A handwritten signature in blue ink, appearing to read "R. Perry", is written over the printed name.

Robert L. Perry

INDEX OF EXHIBITS

**Re: 2618 Cranberry Highway
Map 110, Lot 1051**

Exhibit A	<i>Application</i>
Exhibit B	Deed
Exhibit C	Plan
Exhibit D	3 Photographs
Exhibit E	Letter to the Zoning Board of Appeals
Exhibit F	Letter from Building Commissioner Paul E. Turner
Exhibit H	Abutters List
Exhibit K	<i>Applicant's Information Sheet</i>
Exhibit L	Assessors Field Card

EXHIBIT A

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: 2618 Cranberry Highway LOT: 1051 MAP: 110

ZONING DISTRICT: CS

USE REQUESTED: Motor vehicle service and sales including towing

OWNER OF LAND & BUILDING: Joshua A. DeOlim, Trustee TEL.# _____

ADDRESS OF OWNER: Charge Pond Road, Wareham, MA 02571

PERSON(S) WHO WILL UTILIZE PERMIT: Joshua A. DeOlim and Antonio DeOlim

ADDRESS: 2620 Cranberry Highway, Wareham, MA 02571


DATE: 9/14/2023 SIGNATURE: 

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2023 OCT 16 AM 11:2E

Town Clerk: _____ Date: _____

Tax Collector:  Date: 9-14-23

Planning/Zoning Dept.:  Date: _____

Application fee paid: 750.00 Check #: 748 Receipt: _____

Advertising fee paid: 150.00 Check #: 750 Receipt: _____

Abutters fee paid: 171.90 Check #: 749 Receipt: _____

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: Joshua A. DeOlim, Trustee of 2618 Cranberry Highway Realty T

Applicant's Address: 101 Acushnet Road, Mattäpoissett, MA 02739

Telephone Number: _____

Cell Phone Number: _____

Email Address: _____

Address of Property/Project: 2618 Cranberry Highway, Wareham,

Landowner's Name: Joshua A. DeOlim, Trustee of 2618 Cranberry Highway Realty '

Owner's Address: 101 Acushnet Road, Mattapoisett, MA 02739

Telephone Number: _____

Contact Person: Robert L. Perry Telephone Number: 508-295-6124

Map 110 Lot 1051 Zone CS

Date Approved _____ Date Denied _____

Comments: _____

EXHIBIT B



2021 00033216
 Bk: 54639 Pg: 248 Page: 1 of 2
 Recorded: 03/23/2021 02:10 PM
 ATTEST: John R. Buckley, Jr. Register
 Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
 Plymouth District ROD #11 001
 Date: 03/23/2021 02:10 PM
 Ctrl# 144814 20525
 Fee: \$638.40 Cons: \$140,000.00

CANCELLED

QUITCLAIM DEED

Property Address: 2618 Cranberry Highway
 Wareham, MA

I, Steven Briggs, individually, of 1108 Point Road, Marion, Plymouth County, Massachusetts
 in consideration of One Hundred Forty Thousand (\$140,000.00) Dollars

grant to Joshua A. DeOlim as Trustee of the 2618 Cranberry Highway Realty Trust, of 101
 Acushnet Road, Mattapoisett, Massachusetts

with quitclaim covenants

The land in Wareham, Plymouth County, MA with the buildings thereon, on the Northerly side
 of the State Highway leading from East Wareham to Wareham Center, bounded and described as
 follows:

Beginning at the Southeasterly corner of the lot to be described at a bound in the Northerly line
 of the Massachusetts State Highway known as Elm Street, it also being the Southwesterly corner
 of land now or formerly of Maynard J. Hanscom;

North 83° 20' West in the Northerly line of said Elm Street, one hundred twenty and 65/100
 (120.65) feet, more or less, to land now or formerly of Mary Adams; thence,

turn to:

LAW OFFICES OF
 ROBERT L. PERRY
 1 MAIN ST., SUITE 215
 P.O. BOX 963
 REHAM, MA 02571-0963

1-800-293-6124
 508-295-6124
 508-295-6184
 FAX 508-295-2154

Northeasterly in line of land now or formerly of said Mary Adams, three hundred fifty-five and no/100 (355.0) feet, more or less, to a stake for a corner; thence,
South 73° 04' East, sixty and 5/10 (60.5) feet to a concrete bound for a corner; thence
South 15° 06' West, three hundred thirty-four and no/100 (334.0) feet, more or less, to the bound first mentioned and point of beginning.

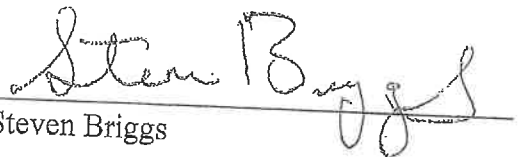
Containing 30,960 square feet, more or less.

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 application.

For my title see deed of the Dime Savings Bank of New York, FSD to me dated September 2, 1992 recorded in Plymouth County Registry of Deeds in Book 11245, Page 2.

I waive and relinquish all rights of Homestead, if any, in the conveyed property and I know of no one else who would have right of Homestead in this property.

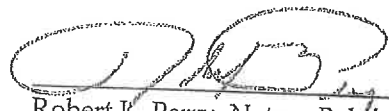
Witness my hand and seal this 23rd day of March 2021.


Steven Briggs

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss

On this 23rd day of March 2021, before me, the undersigned Notary Public, personally appeared Steven Briggs, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the proceeding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Robert L. Perry, Notary Public
My Commission Expires 05/16/2025

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31 MAIN ST., SUITE 215
P.O. BOX 963
PLYMOUTH, MA 02571-0963

1-800-293-6124

508-295-6124

508-295-6184

FAX 508-295-2154

EXHIBIT C

COMMERCIAL RECORD:
 2818 CRAMBERRY HIGHWAY REALTY TRUST
 2818 CRAMBERRY HIGHWAY
 MATTAPOISETT, MA 02726

FEMA FLOOD ZONE ENTIRE LOT:
 X

FEMA MAP NUMBER:
 240334004K

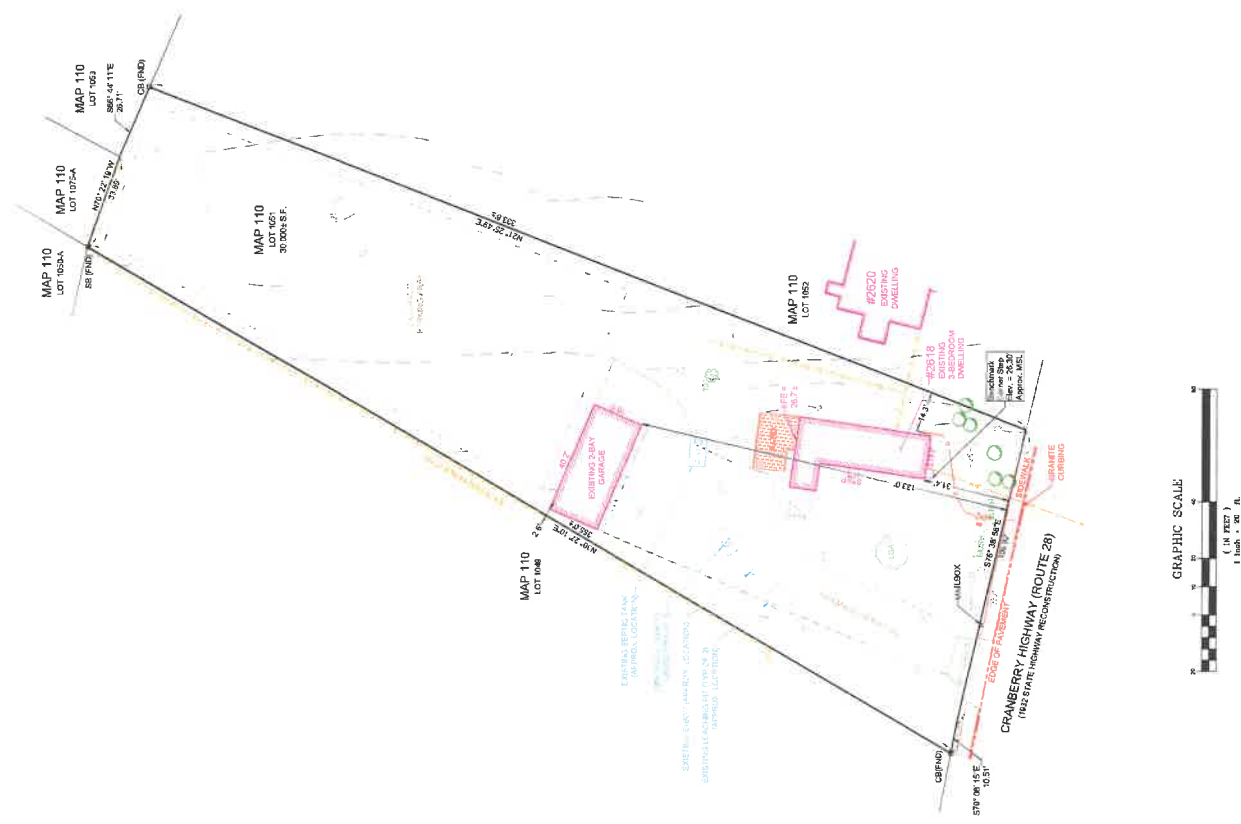
ASSESSOR'S MAP & LOT:
 MAP 110, LOT 1061

DEED REFERENCE PAGE 240
 240334004K

EXAMINER'S NOTES:
 PLAN BOOK 34, PAGE 276
 100' SETBACK FROM ADJACENT LOT 1017B

ZONING DISTRICT: COMMERCIAL GENERAL (C0)

REQUIRED	EXISTING
LOT AREA	50,000 S.F.
FRONT SETBACK	30' MIN.
REAR SETBACK	10' MIN.
SIDE SETBACK	10' MIN.
BUILDING HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.
SETBACK FROM RES. ZONE	30' MIN.
SETBACK FROM FRONT	30' MIN.



LOCUS MAP
 SCALE 1" = 2000'

JOHN L. CHURCHILL, P.E. DATE

PROPOSED SITE PLAN
 AT
 2618 CRAMBERRY HIGHWAY
 IN
 MATTAPOISETT
 MASSACHUSETTS
 PLYMOUTH COUNTY

EXISTING CONDITIONS

REVISIONS:

No.	DATE	DESC.

PREPARED BY:
 JOSHUA DEOLIM
 ALUMINE ROAD
 MATTAPOISETT, MA 02726

REVISIONS BY:
 J.C. ENGINEERING, INC.
 2854 CRAMBERRY HIGHWAY
 EAST WARREN, MA 02538
 508-273-0377

DATE: APRIL 24, 2023
 FIELD: BMUF
 CALCULATION: SJ
 DRAWN: SJ
 CHECK: JJC
 JOB NO.: 5786



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHERILLER, P.L.E. DATE

JOHN L. CHERILLER, P.E. DATE

PROPOSED SITE PLAN
AT
2818 CRANBERRY HIGHWAY
IN
MASHUAM
MASSACHUSETTS
(PL-YOUTH-COUNTY)

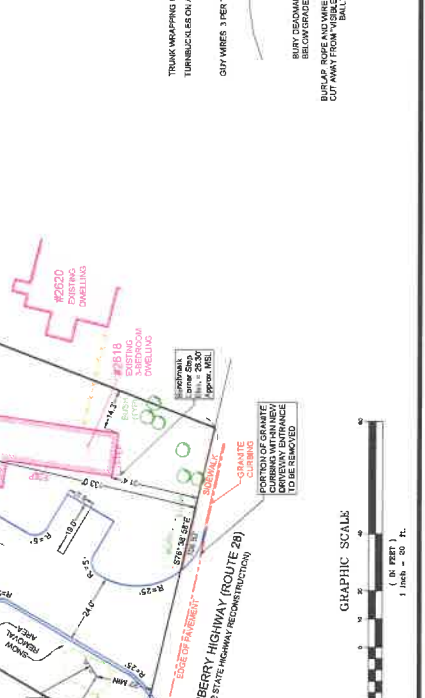
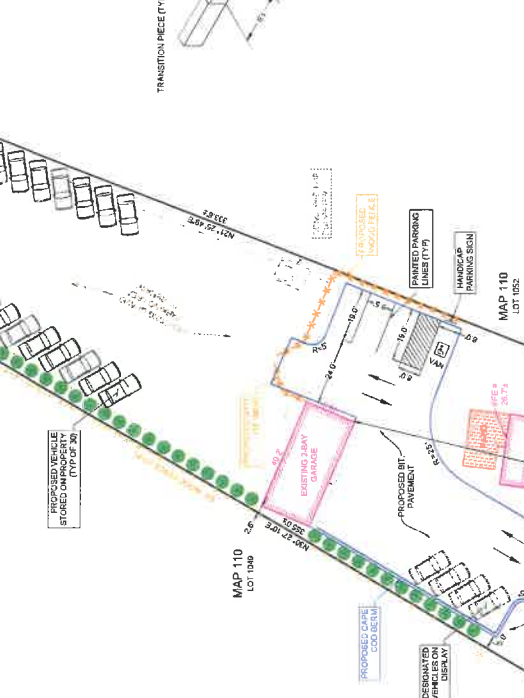
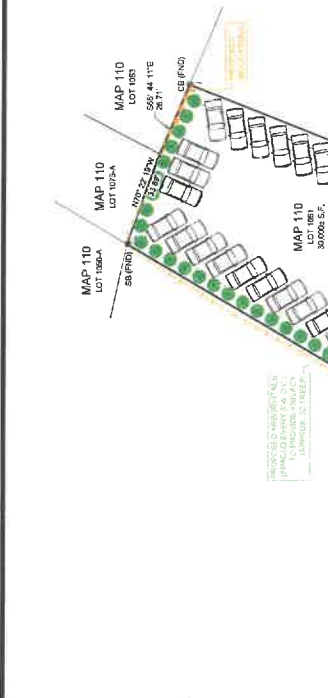
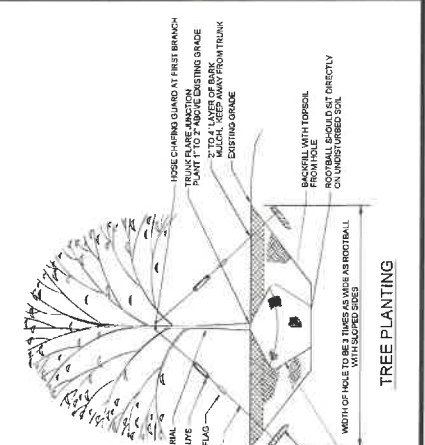
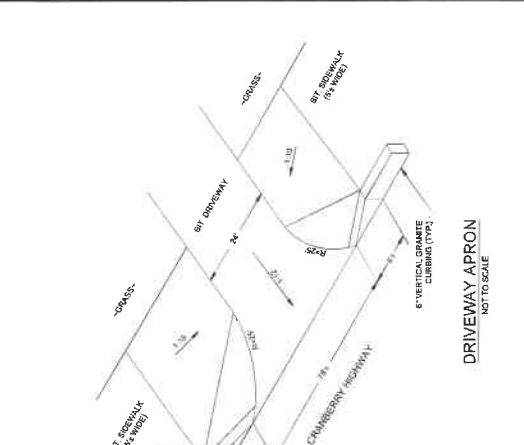
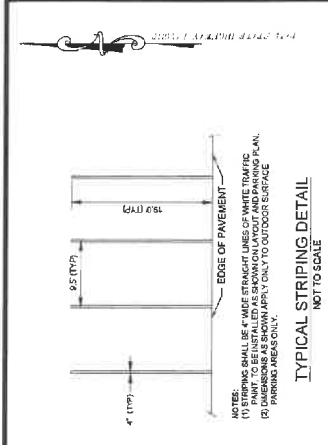
LAYOUT & LANDSCAPING

REVISIONS:
NO. DATE DESC.

PREPARED FOR:
JOSHUA DECLIM
10 JOSHUA DRIVE
MATTAPAN, MA 02739

PREPARED BY:
JC ENGINEERING, INC
2854 CRANBERRY HIGHWAY
EAST WARREN, MA 02538
508-273-0177

DATE: APRIL 24, 2023
FIELD: BMJF
CALCULATED: SA
DRAWN: SA
C-CHECK: JC
JOB NO: 076
SHEET 3 OF 5



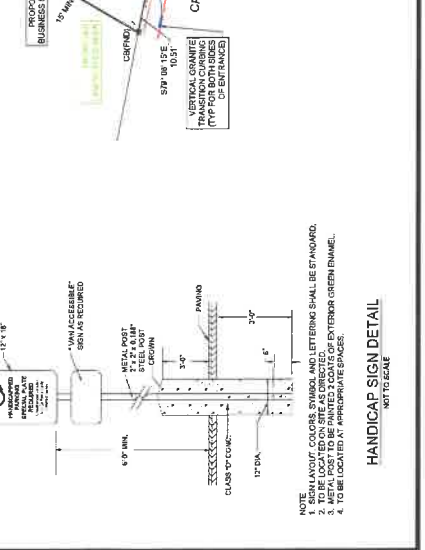
OFF-STREET PARKING SCHEDULE

PROPOSED USE	NUMBER OF PARKING SPACES
1-FAMILY DWELLING	2 (2 SPACES PER DWELLING UNIT)
BUSINESS RETAIL	1 (1 PER 300 S.F. OF PA)
CAR SALES	1 (1 PER 300 S.F. OF PA)
REQUIRED TOTAL	3
PROVIDED TOTAL	3

NOTE: § INCLUDES 1 HANDICAP SPACE - VAN ACCESSIBLE

ZONING DISTRICT: COMMERCIAL GENERAL (CG)
LOT AREA: 30,000 S.F.

REQUIRED	EXISTING	COMMENTS
LOT AREA	30,000 S.F.	30,000 S.F.
FRONT SETBACK	20' MIN. (NO. 10)	20' MIN. (NO. 10)
REAR SETBACK	15' MIN.	15' MIN.
SIDE SETBACK	15' MIN.	15' MIN.
BUILDING HEIGHT	42' MAX.	42' MAX.
BUILDING COVERAGE	40% MAX.	40% MAX.
DEVELOPMENT COVERAGE	30% MAX.	30% MAX.
BUILDING FOOTPRINT	30,000 S.F. MAX.	30,000 S.F. MAX.





LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E. DATE

PROPOSED SITE PLAN
2818 CRANBERRY HIGHWAY
AT
WASHAM
MASSACHUSETTS
GRADING, DRAINAGE,
& UTILITIES

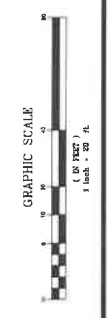
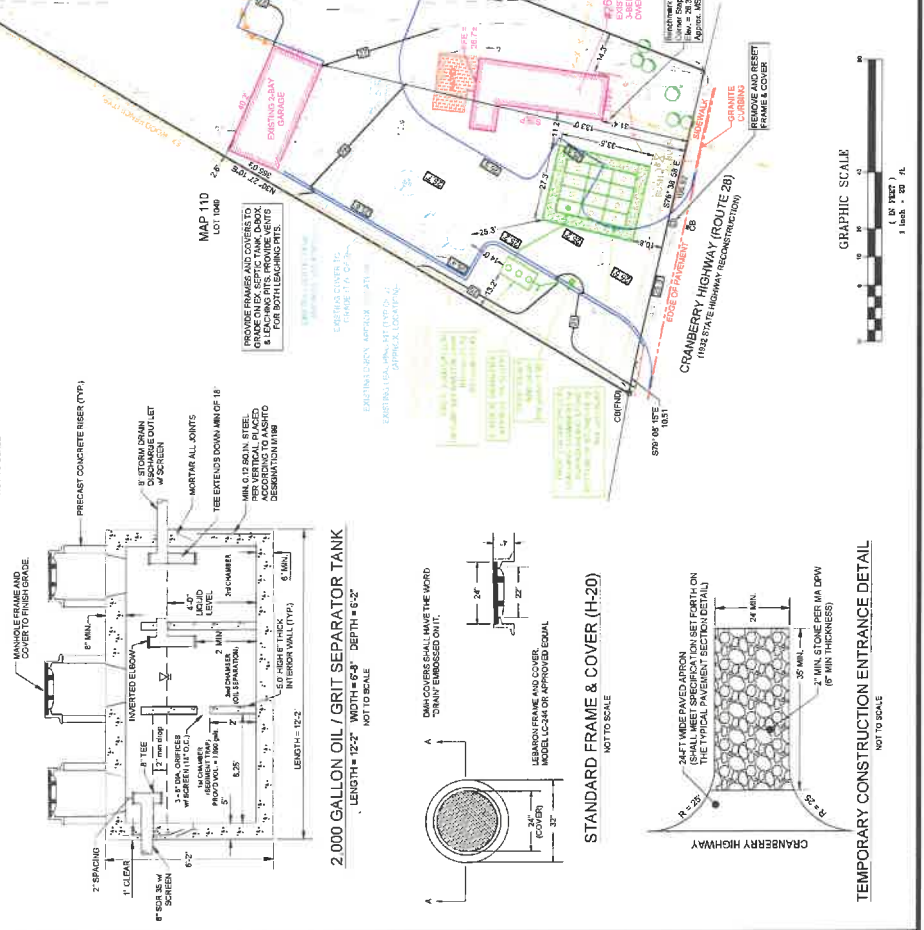
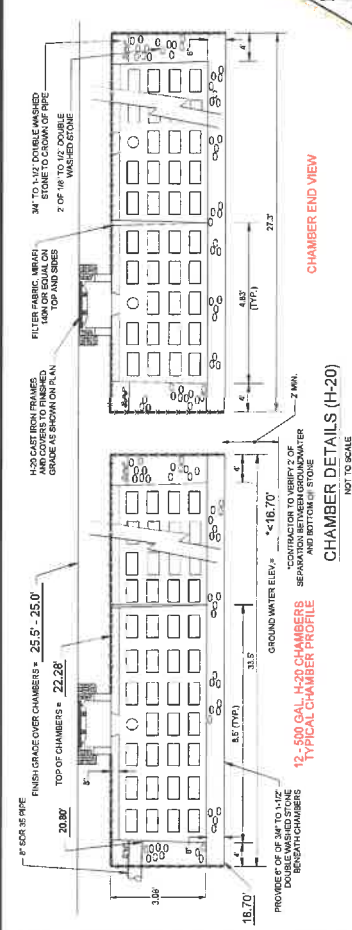
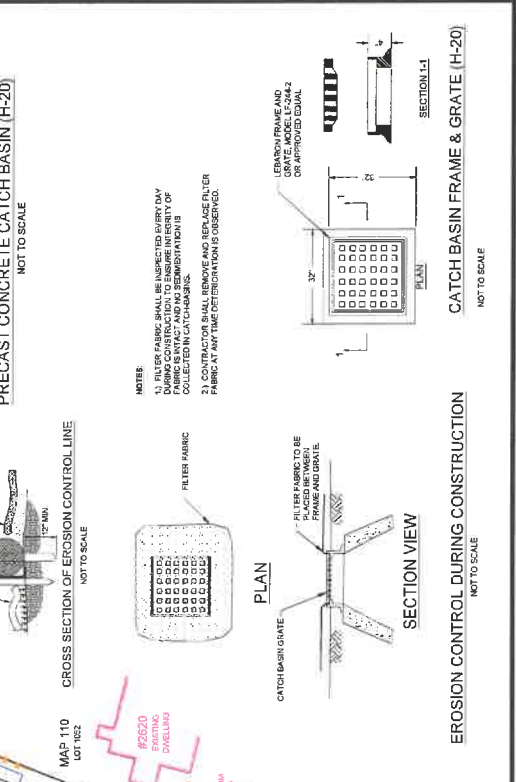
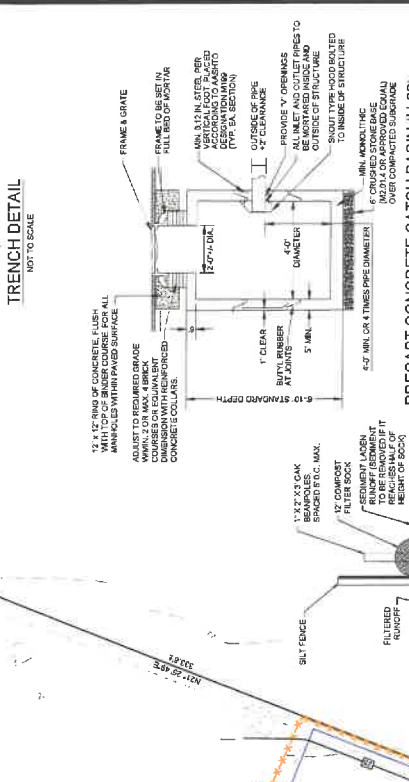
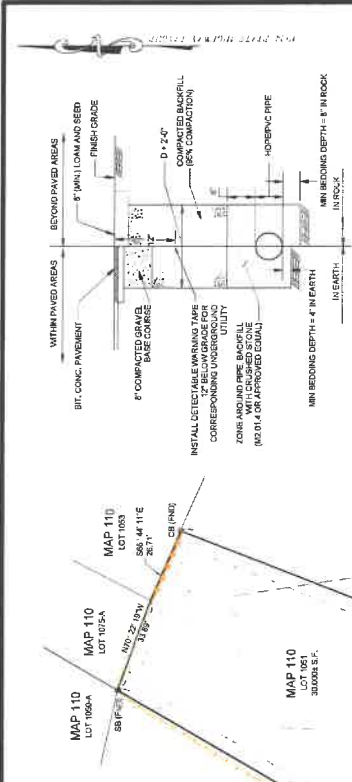
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No. DATE DESC.

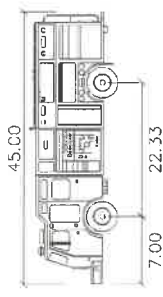
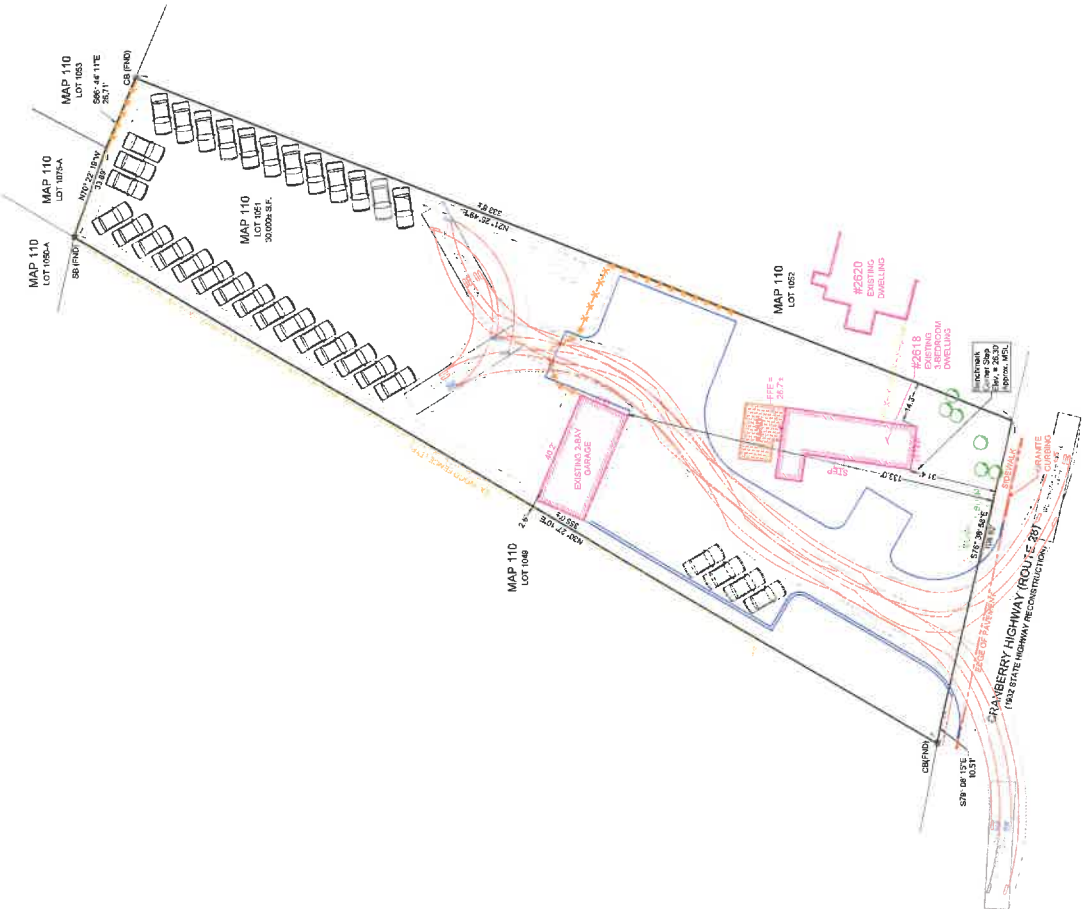
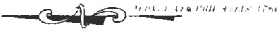
DESIGNED BY:
JOHN L. CHURCHILL, JR., P.E.
107 AGUSHAM ROAD
MATTAPoisETT, MA 02739

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-275-0377

DATE: APRIL 24, 2023
FIELD DRAWN: SU
DRAWN: SA
CHECK: JC
JOB NO.: 1786

SHEET 4 OF 5

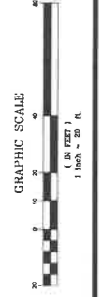




Wareham Fire Truck

feet

- Width : 8.50
- Track : 6.83
- Lock to Lock Time : 6.0
- Steering Angle : 40.0



<p>LOCUS MAP SCALE 1" = 2000'</p>		JOHN L. CHURCHILL, P.L.E. DATE																																	
<p>PROPOSED SITE PLAN 2818 GRANBERRY HIGHWAY AT MAP 110 IN WARREN MASSACHUSETTS (P.L. MAP 110) COUNTY EMERGENCY ACCESS</p>																																			
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EXHIBIT D



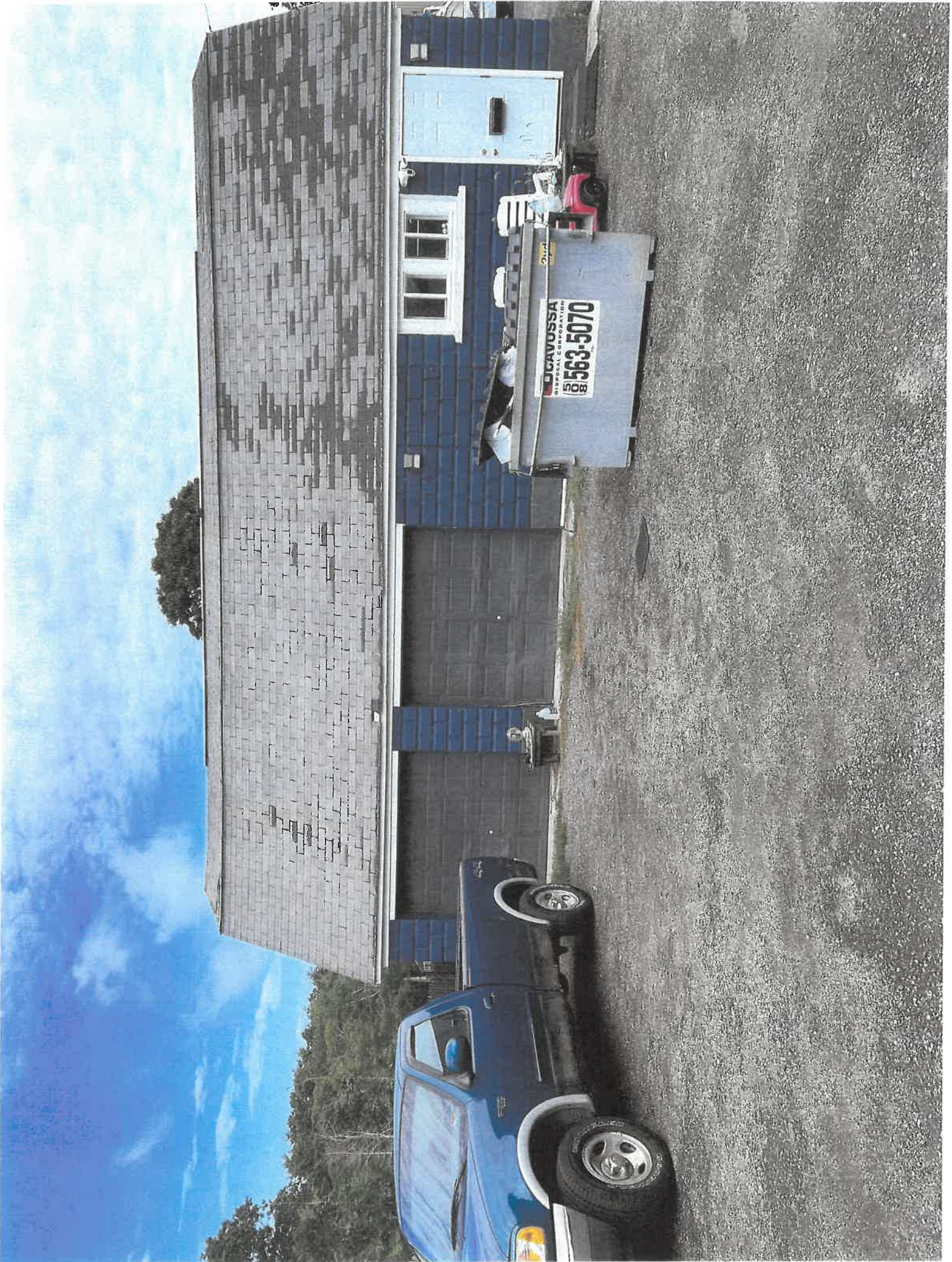




EXHIBIT E

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September 14, 2023

Nazih Elkallassi, Chairman
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Joshua desires to operate a motor vehicle sales and transport (towing) business, in part in conjunction with his father's automotive repair business.

The lot is situated in a CS Zoning District. Although the former owner performed motor vehicle services to a limited extent (note the large garage constructed by the former owner) the primary use of the property has been residential. As a result, Mr. DeOlim applied for motor vehicle service uses that require Special Permits from your board.

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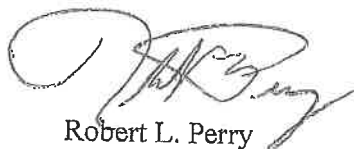
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In this matter we have an unusually shaped lot in that the lot is long (330ft) and narrow (26.71ft rear, 120.64ft front) with a jog on the Easterly side line. Within the zoning district, most lots are rectangular in shape. The shape of the lot creates a substantial hardship to the petitioner in that strict compliance with the zoning by law seriously affects the usable area of the lot. The relief requested may be granted without substantial detriment to the public good and without nullifying or substantially derogating for the intent or purpose of the by-law. The petitioner has

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Yours truly,

A handwritten signature in cursive script, appearing to read "Robert L. Perry". The signature is written in dark ink and is positioned above the printed name.

Robert L. Perry

EXHIBIT F



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

August 15, 2023

Attorney Perry
191 Main Street
Wareham, Massachusetts 02571

RE: 2618 Cranberry Highway / Map 110, Lot 1051

Attorney Perry,

I have reviewed your Building Permit application B-23-336, submitted May 30, 2023 to convert a residential garage to a commercial use, motor vehicle sales and repair located at 2618 Cranberry Highway, Wareham, Massachusetts. At this time I must deny your request.

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

Article 3: Use Regulations, 320 Table of Principle Use Regulations, Principle Use, CG

Commercial Uses, Motor vehicle sales and service, SPZ

Article 6: Density and Dimensional Regulations, 623 Commercial Districts, CG;

Lot Area, non-residential use on septic, 40,000sqft

Frontage, Non-residential use 150ft

Front Setback, Non-residential use, maximum, 80ft

Side/Rear Setback, Non-Residential use 15ft

Impervious Surface Coverage, maximum, by % of actual Lot Size

Article 9: Parking, 921 Number of Parking Spaces Needed, 921 Table of Parking

Regulations, Use and Number of Spaces Required;

1-Family Dwelling, 2 per dwelling unit

Business, Retail < 1,000sf, 1 per 200sqft GFA

Motor Vehicle Repair, 5 per lift or bay

Article 10: Landscaping, 1042 Minimum Landscaped Buffer;

West side: Commercial use to commercial use, 10ft

North side: Commercial use to single family home, 20ft

East side: Commercial use to single family home, 20ft

Article 15: Site Plan Review, 1520 Applicability;

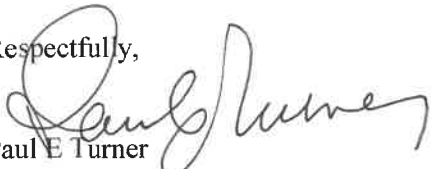
Any new development expansion, or change of use other than a single-family, or two family residence which would, under the parking schedule "Number of Parking Spaces Required" of Section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces existing on the premises, shall be permitted only upon the issuance of a Special Permit from the Planning Board for Site Plan Review. In addition, any development of any type on 30 acres or greater shall be subject to Section 1510. A Special Permit shall be granted only if the Special Permit Granting Authority finds that it is consistent with the purposes outlined in Section 1510 of this By-Law.

The Special permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Planning Board provided, however, that where the applicable development requires a **Special Permit, Comprehensive Permit, or Variance** from the Board of Appeals, the **Special Permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Board of Appeals.** Special Permits under this Section 1510 shall be granted only in conformance with this Section 1510 and Section 1450 of the Wareham Zoning By-Law and the requirements of MGL Chapter 40A, Section 9. Applications shall be accompanied by at least fourteen (14) prints of the plans of the proposal.

Therefore, **Variations** and 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 **CG** 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.

EXHIBIT H

\$171.00
17 abutters

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 110 LOT 1051 300'						
OWNER JOSHUA A DEOLIM TRUSTEE						
110-1046	ANDREWS STANLEY	ANDREWS SARA H	2610 CRANBERRY HWY	WAREHAM	MA	02571
110-1047	ILIFFE JESSICA L		2612 CRANBERRY HWY	WAREHAM	MA	02571
110-1050/B	BARRASSO DEREK A	BARRASSO KELLY A	18 CENTRAL AVE	WAREHAM	MA	02571
110-1048	CONTI CHRISTOPHER J	FERREIRA NEAL	2614 CRANBERRY HWY	WAREHAM	MA	02571
132-1020	BARBOZA JOSEPH E	BARBOZA LORRAINE M	634 COUNTY RD	WAREHAM	MA	02571
110-1049	CONTI CHRISTOPHER	FERREIRA NEAL	2614 CRANBERRY HWY	WAREHAM	MA	02571
110-1050/A	BARRASSO DEREK A	BARRASSO KELLY A	18 CENTRAL AVE	WAREHAM	MA	02571
110-1051	DEOLIM JOSHUA A TRUSTEE	2618 CRAN HWY REALTY TRUST	101 ACUSHNET RD	MATTAPOISETT	MA	02739
110-1052	DEOLIM ANTONIO		2620 CRANBERRY HWY	WAREHAM	MA	02571
110-Y1	GLENN ADAM D		19 CHARGE POND RD	WAREHAM	MA	02571
110-1075/A	ROUNDS WALDO C JR	CO CAROL R GIFUNE EXECUTRIX	6 CABRAL WAY	WAREHAM	MA	02571
110-1075	GIFUNE GREG	GIFUNE CAROL R	6 CABRAL WAY	WAREHAM	MA	02571
110-1053	LACHANCE CAROL A		4 CABRAL WAY	WAREHAM	MA	02571
132-1021	BARBOZA JOSEPH E	BARBOZA LORRAINE M	634 COUNTY RD	WAREHAM	MA	02571
132-1022	WIEGANDT PROPERTIES LLC		2621 CRANBERRY HWY	WAREHAM	MA	02571
110-1055	MCCARTHY JAMES H		2622 CRANBERRY HWY	WAREHAM	MA	02571
110-1054	REAGAN CYNTHIA ANN		3 CABRAL WAY	WAREHAM	MA	02571
CERTIFIED ABUTTERS AS THEY APPEAR						
ON OUR TAX ROLLS AS OF 7/19/2022						
<i>by Rene Akana</i> ASSESSORS OFFICE						
REQUESTED BY						
ROBERT L PERRY, ESQUIRE						
508 295-6124						
RLPERRY0803@GMAIL.COM						

EXHIBIT K

EXHIBIT L

2618 CRAN HWY

Location 2618 CRAN HWY

Mblu 110// 1051//

Acct#

Owner DEOLIM JOSHUA A TRUSTEE

Assessment \$234,900

Appraisal \$234,900

PID 11240

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$147,500	\$87,400	\$234,900

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$147,500	\$87,400	\$234,900

Owner of Record

Owner DEOLIM JOSHUA A TRUSTEE
Co-Owner 2618 CRAN HWY REALTY TRUST
Address 101 ACUSHNET RD
MATTAPoisETT, MA 02739

Sale Price \$140,000
Certificate
Book & Page 54639/248
Sale Date 03/23/2021
Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEOLIM JOSHUA A TRUSTEE	\$140,000		54639/248	1U	03/23/2021
BRIGGS STEVEN	\$1		41941/0056	1E	09/13/2012
TOWN OF WAREHAM	\$0		41064/0251	1E	03/06/2012
BRIGGS STEVEN	\$53,000		11245/0002		09/08/1992

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,170
Replacement Cost: \$195,279

Building Percent Good: 70

Replacement Cost

Less Depreciation: \$136,700

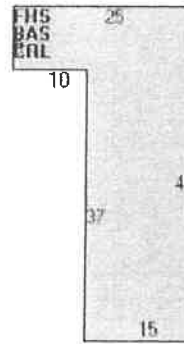
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Below Ave
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Linoleum
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/WarehamMAPhotos/A00\05\19\18.jpg)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPhotos/Sketches/11240_11)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	780	780
FHS	Fin Half Story	780	390
CRL	Crawl Space	780	0
		2,340	1,170

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1010
Description SINGLE FAMILY
Zone SC
Neighborhood 0050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.71
Frontage 0
Depth 0
Assessed Value \$87,400
Appraised Value \$87,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE GOOD			800.00 S.F.	\$10,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$147,500	\$87,400	\$234,900
2021	\$128,100	\$87,400	\$215,500
2020	\$123,000	\$87,400	\$210,400

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$147,500	\$87,400	\$234,900
2021	\$128,100	\$87,400	\$215,500
2020	\$123,000	\$87,400	\$210,400